



Stunning one bedroom apartment with a private balcony with direct canal views.

**Hertford Road, London, N1**

Offers in excess of £475,000 Leasehold (Lease Expiry April 2136)



**One bedroom • Private balcony • Canal views • Excellent location • No onward chain**

#### About this property

Downham Wharf is located in a gated development that offers a quiet and peaceful residency.

The apartment is in excellent condition and benefits from a private balcony with direct canal views.

The accommodation comprises an entrance hallway with a storage cupboard, a double bedroom with built-in wardrobes, a four-piece fitted bathroom, and an open-plan reception/kitchen room with access to the balcony.

The apartment is offered with no onward chain.

#### Local Information

Hertford Road is in the heart of the De Beauvoir conservation area and is a quiet tree-lined road.

It is well placed for all the local amenities, including the De Beauvoir Deli, award-winning gastro pubs and local shops.

There are excellent bus routes into the City, West End, London Bridge, Waterloo and King's Cross and overground links from both Dalston Junction (0.3 miles) and Dalston Kingsland (0.4 miles).

#### Tenure

Leasehold (Lease Expiry April 2136)

#### Local Authority

Hackney

#### Council Tax

Band = C

#### Ground Rent

£100 per annum (£250 increase every 25 years)

#### Service Charge

£2114 per annum

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

Telephone: +44 (0) 20 7241 4111.



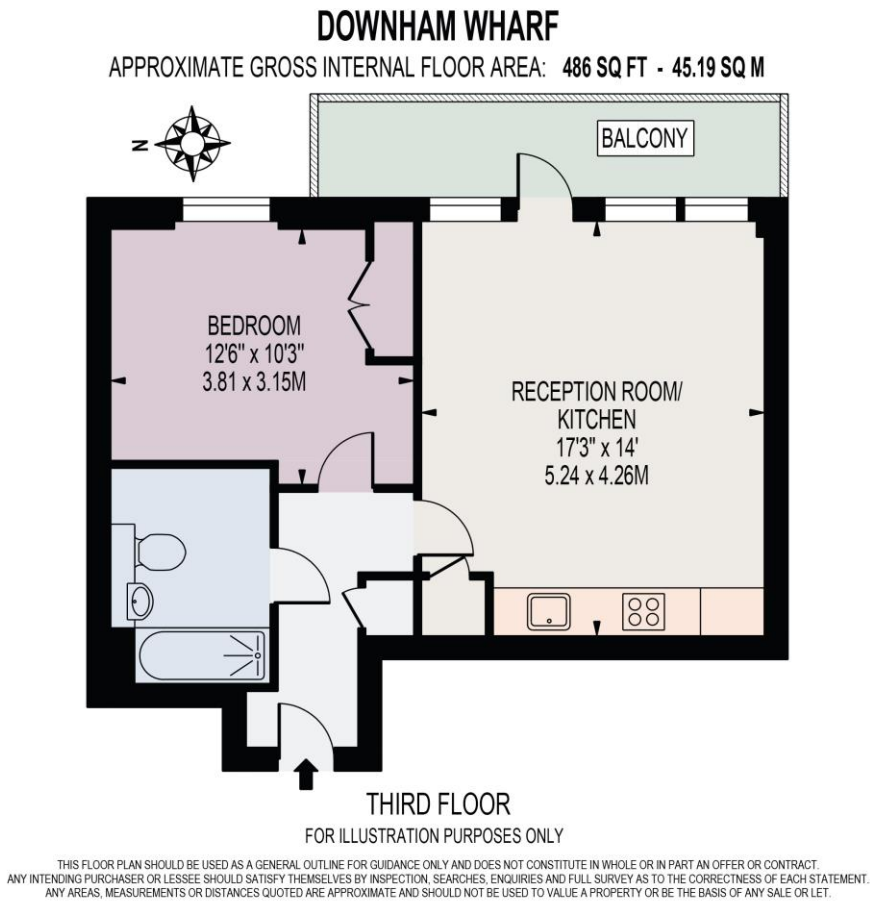





Hertford Road, London, N1  
Gross Internal Area 486 sq ft, 45.2 m<sup>2</sup>

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**James Marshall**  
Hackney  
**+44 (0) 20 7241 4111**  
james.marshall@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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