

# Easthaus



 — Guide Price £550,000

 — First Floor Apartment

 — 2 Bedrooms

 — 1 Bathroom

 — Circa 740 sqft

## Queensbridge Road, Haggerston E2

An excellently proportioned two double bedroom apartment situated on the first floor of this modern development enviably located between Regents Canal and Haggerston Park.



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The property comprises a spacious open plan kitchen living and dining area. This kitchen is sleek and minimalist in design, featuring handleless cabinetry finished in matte white for a contemporary look and is fitted with a range of integrated appliances and plenty of counter space for cooking and entertaining. A set of sliding glazed doors open out onto a bright and airy west-facing balcony.

The bathroom features ample over-sink storage and both bedrooms are large doubles with the second bedroom currently in use as a home office.

Adeliade Wharf is a secure gated development with the added benefit of a 24-hour concierge and fob entry system.

## Area

The location is fantastic with Haggerston Park (home to Hackney City Farm) and The Regents Canal both on the doorstep. You're also just a short stroll away from buzzing Broadway Market, Columbia Road, and London Fields. Some Easthaus favourites include: Brags and Brams, Netil Market, Route bistro, Little Georgia Cafe, Morito tapas restaurant and Mare Street Market.

Transport links are plentiful with Haggerston station circa 0.4 miles and Hoxton station circa 0.5 miles providing swift access to Dalston, Highbury & Islington and Clapham. Nearby buses connect you to Finsbury Park, Hackney Wick, Homerton and beyond.

## Details

Tenure: Leasehold circa 231 years remaining

Service Charge: Approx £5,066pa including a reserve fund

Ground Rent: Circa £375pa

Council Tax: Hackney, Band D

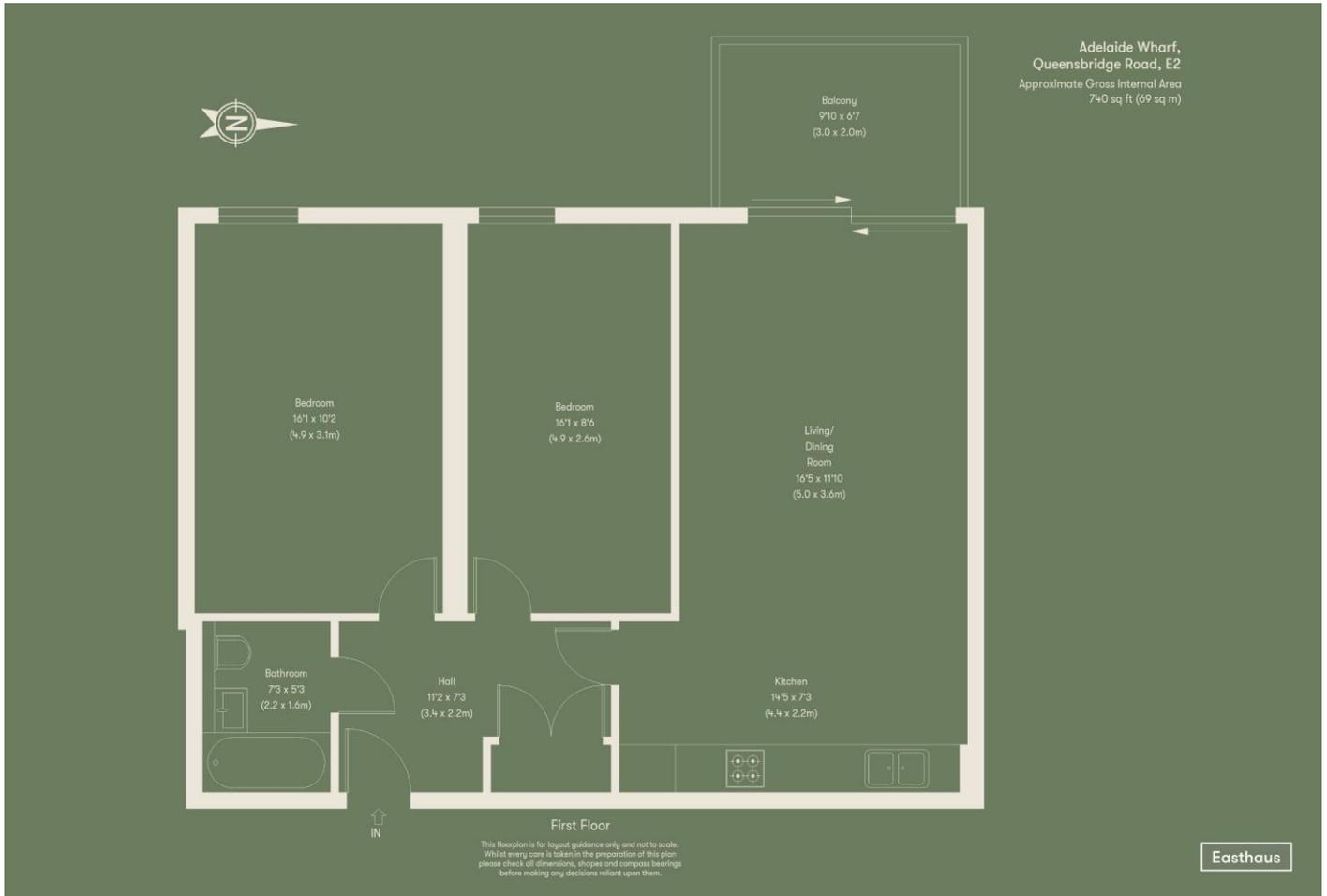
EPC Rating: B



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