




20 Hertford Road

London, N1

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A modern three double bedroom apartment (903 ft.²) in popular De Beauvoir Town.

A stunning, open plan apartment immediately off the Kingsland Basin water front, with good transportation links from Haggerston overground station.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



FREEHOLD



903 SQ FT



£795,000

The property

The apartment enjoys lift access to the second floor entrance. A hall leads to the large open plan (5.81m x 5.56m) dual aspect principal reception with glazed doors onto external balcony.

This kitchen/dining/sitting room is spacious with plenty of natural light and views over the water to one side. This is an relaxing space ideal for entertaining.

The contemporary kitchen has full range of integrated appliances, as to be expected, with plenty of wall and base units storage.

The sitting room can accommodate large soft furnishings without encroaching into the dining area, which can comfortably sit six to eight people at a table.

The principal bedroom (en-suite) has fitted wardrobes and views over the internal landscaped courtyard. One further double bedroom is fitted with wardrobes, whilst the third double bedroom would make an ideal study. The family bathroom has bath/shower.

An ideal home for young professionals, first time buyers, downsizers, Investors or those looking for a pied a terre.

A very well presented and spacious apartment.

Situation

Hertford Road is located on Kingsland Basin a tributary of the Regent's Canal.

The apartment is in striking distance of popular independent shops, restaurants, public houses, delicatessen in De Beauvoir Town and further amenities and transportation links in Haggerston connecting the City of London, Holborn legal district and the West End.

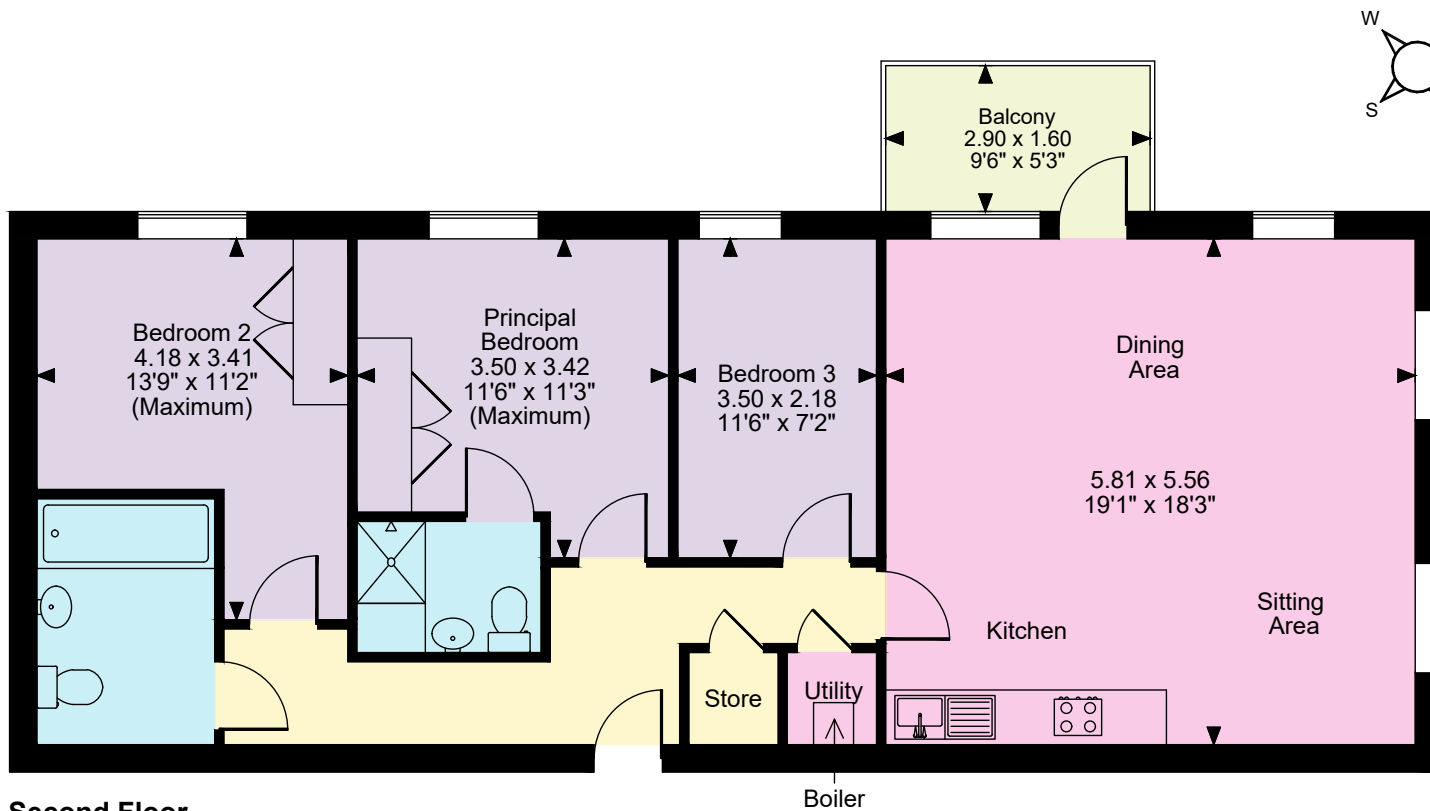
Haggerston / De Beauvoir Town (0.2 miles), Broadway Market (0.8 miles), London Fields (0.7 miles), Dalston (0.6 miles), Shoreditch (1 mile), Angel (1.3 miles) and Liverpool Street (1.4 miles).

There are a number of good schools in the area including:

Waterside Academy (OFSTED: Good) 0.1 Miles
Hackney New Primary School (OFSTED: Outstanding) 0.1 Miles
Hoxton Garden Primary (OFSTED: Good) 0.4 Miles.







Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8620746/DGO

Floorplans

House internal area 903 sq ft (84 sq m)

Balcony external area 50 sq ft (5 sq m)

For identification purposes only.

General

Leasehold: 114 years unexpired 14/03/2138

Service Charge: £275 pcm 2024/25

Ground Rent: £350pa

Council tax: Band E

EPC: B

Services: Mains electricity, water and drainage-electric central heating.

Local authority: London Borough of Hackney

Parking: On street residents parking permits are available from the local authority at additional cost.

Fixtures & fittings: Certain fixtures & fittings are available by separate negotiation.

Important Note: EWS1 approved, all works completed 2024.

Asking price: £795,000

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

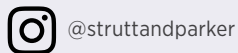
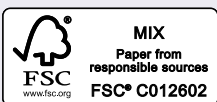
Islington Office

5 Aldermanbury Square, London EC2V 7BP

+44 2039179832/07721 572732

islington@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

