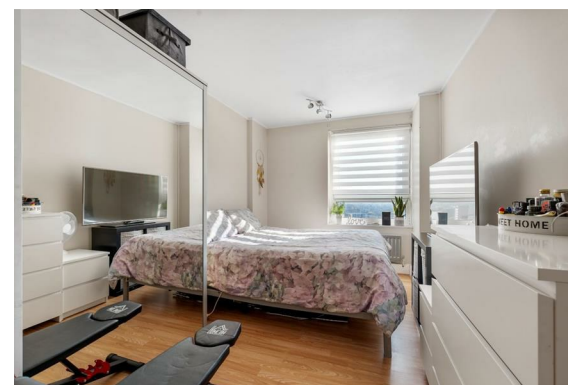
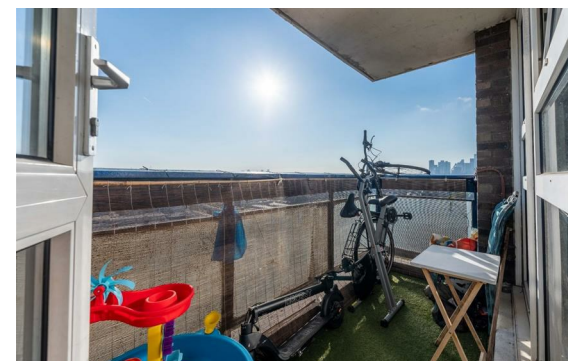




De Beauvoir Estate, , London, N1 5ST

Asking Price £400,000



De Beauvoir Estate, , London, N1 5ST

DESCRIPTION

Available chain free and boasting stunning views over London, this wonderful apartment occupies the 17th floor of a well-maintained purpose-built block. The accommodation comprises of a large reception room that opens onto a west-facing balcony, separate kitchen, master bedroom, double guest bedroom, bathroom, separate W.C. and ample storage.

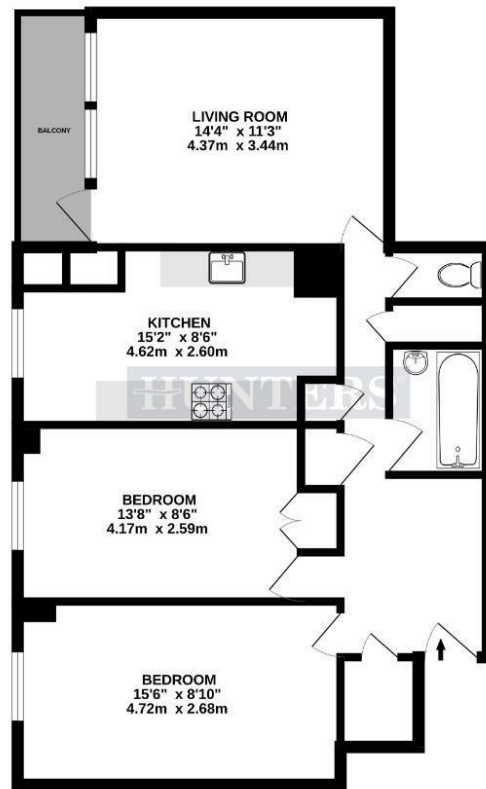
Rozel Court is conveniently located off De Beauvoir Road just moments from the many bars, restaurants, and coffee houses of De Beauvoir and Haggerston as well as the open spaces of Shoreditch Park, Regents Canal is just a short distance away, providing a picturesque route to Victoria Park and Maida Vale.

Transport links include, Haggerston Station (Overground), Hoxton Station (Overground) and a wide variety of bus routes into the City and West End.





17TH FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745sq.ft. (69.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

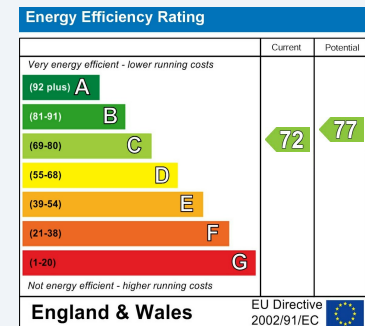
Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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