



56 De Beauvoir Crescent, London, N1

BUTLER & STAG



## Exceptional two bedroom and two bathroom must-see apartment overlooking the Regent's Canal, with secure underground car parking.



- Two Bedroom Canalside Apartment
- Two Bathrooms
- South-Facing Balcony with Water and City Views
- Well-Presented and Spacious Throughout
- Secure Underground Car Parking Space
- Haggerston Overground Station Nearby
- Close to the Amenities of De Beauvoir
- Available from 12th June 2026

Located in a truly lovely spot next to the water and with city skyline views from the balcony, Haggerston overground station is just moments away, as are the artisan offerings of De Beauvoir. Other local hotspots including Dalston, Hackney, Shoreditch and Islington's Upper Street are all also easily reached.

Well-presented throughout, the apartment itself sits on the third floor, measures over 825 Sq/Ft and features a generous open-plan kitchen / living space which leads out onto the private south-facing balcony with its enviable views. The property is completed by two double bedrooms (one with an en-suite shower room), a contemporary modern bathroom and hallway storage. Both bedrooms also lead directly out onto the balcony.

Perfectly suited to a couple or two sharing professionals, the property is lightly part furnished and available from 12th June 2026.

EPC Rating B  
Council Tax Band E

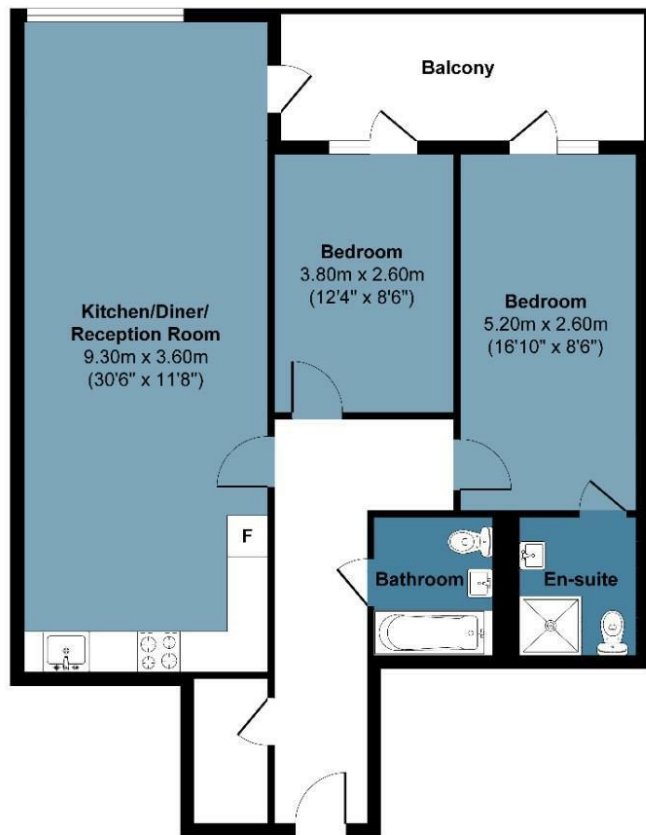




# Grand Canal Apartments N1

Approx. Gross Internal Area 77.0 sq M ( 828 sq Ft)

**BUTLER & STAG**



**Third Floor**

Measurements are approximate and for illustration purposes only, while we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.