



## £1,650 PER MONTH

A spacious top floor one-bed apartment with private roof terrace. The property provides a bright, open plan kitchen, dining and living area, large double bedroom, fully tiled bathroom and private roof terrace. The apartment boasts modern features, bespoke furniture and benefits from excellent natural light.


The apartment is situated in the sought after De Beauvoir area and is moments from Haggerston Overground station. There are many local pubs, restaurants and shops in the area and there is easy access to Shoreditch, Hoxton and the City. Regents Canal and Shoreditch Park are also minutes away.

Available immediately and offered fully furnished, the apartment is also suitable for a 6-month short term rental.



## Hertford Road, N1

Approximate Gross Internal Area = 522 sq ft / 48.5 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 9 sq ft / 0.8 sq m  
Total = 531 sq ft / 49.3 sq m

 = Reduced headroom below 1.5m / 5'0"



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID700677)

- Top floor apartment
- Double bedroom
- Bespoke furnishings
- Available immediately
- Open plan living area
- Private roof terrace
- Excellent transport links
- Short term rental available

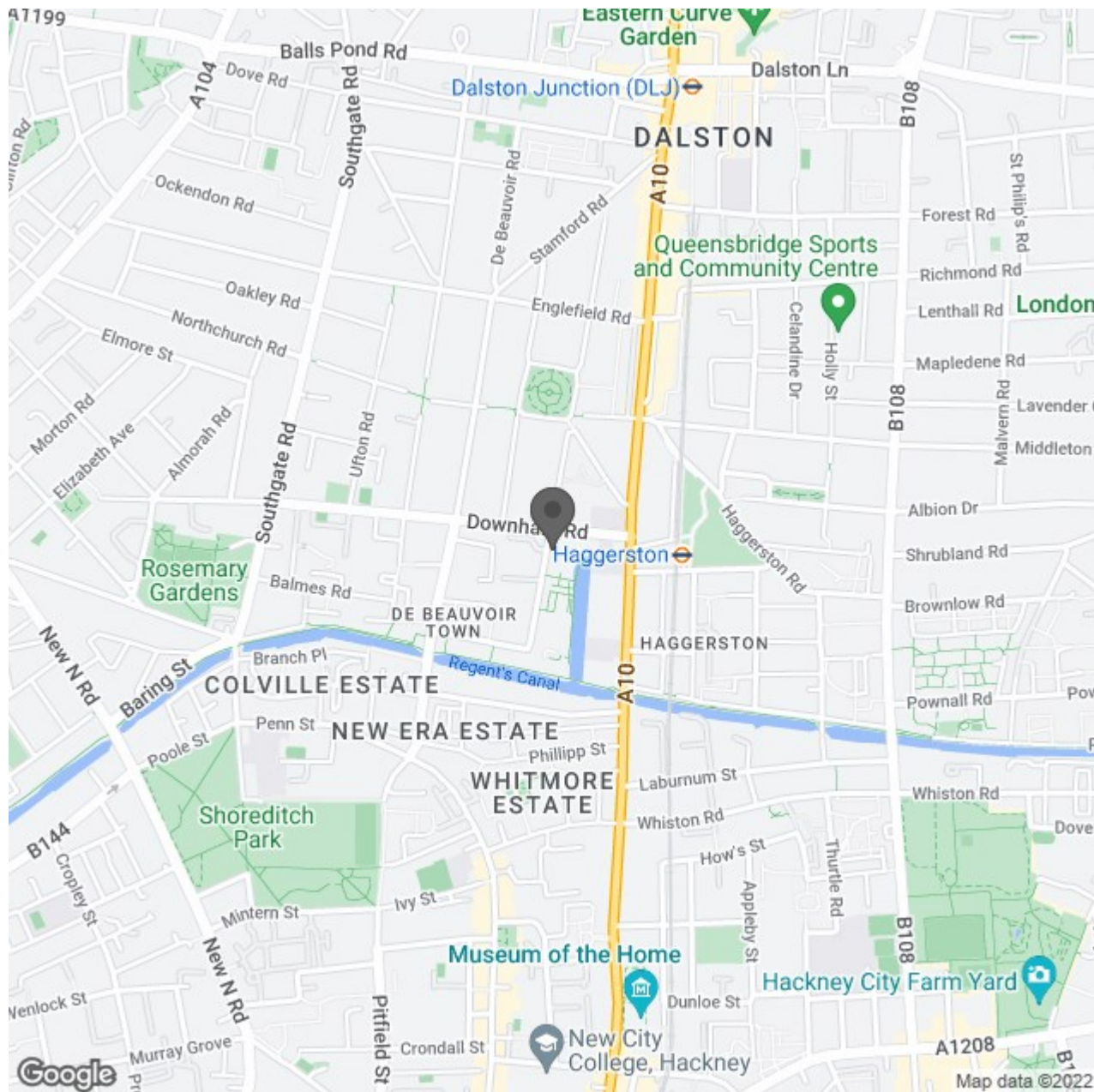


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Red.**



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