



M&M
PROPERTY

Hertford Road, NI

£700,000



A very well located three bedroom maisonette, overlooking the prestigious De Beauvoir Square. This duplex maisonette would make an ideal family home in our opinion. Offering 900 sq ft, of accommodation and comprising a separate reception/kitchen space with doors leading to a secluded private garden area. There are two double bedrooms, a smaller third which would make an ideal study or child's bedroom, main family bathroom and further WC on the ground floor.

Dorset Court is conveniently located for access to Haggerston Overground Station, providing direct links to Canada Water & Highbury & Islington. The frequent bus routes on Kingsland Road provide an alternative means of transport to and from the City. The property is sold chain free.

De Beauvoir is a quiet and leafy area of NI, known for its restaurants, cafes and relaxed pubs and the many amenities and shops found in Dalston

**FOR FURTHER
INFORMATION**

**Please call
M & M PROPERTY
on 020 7704 0664**

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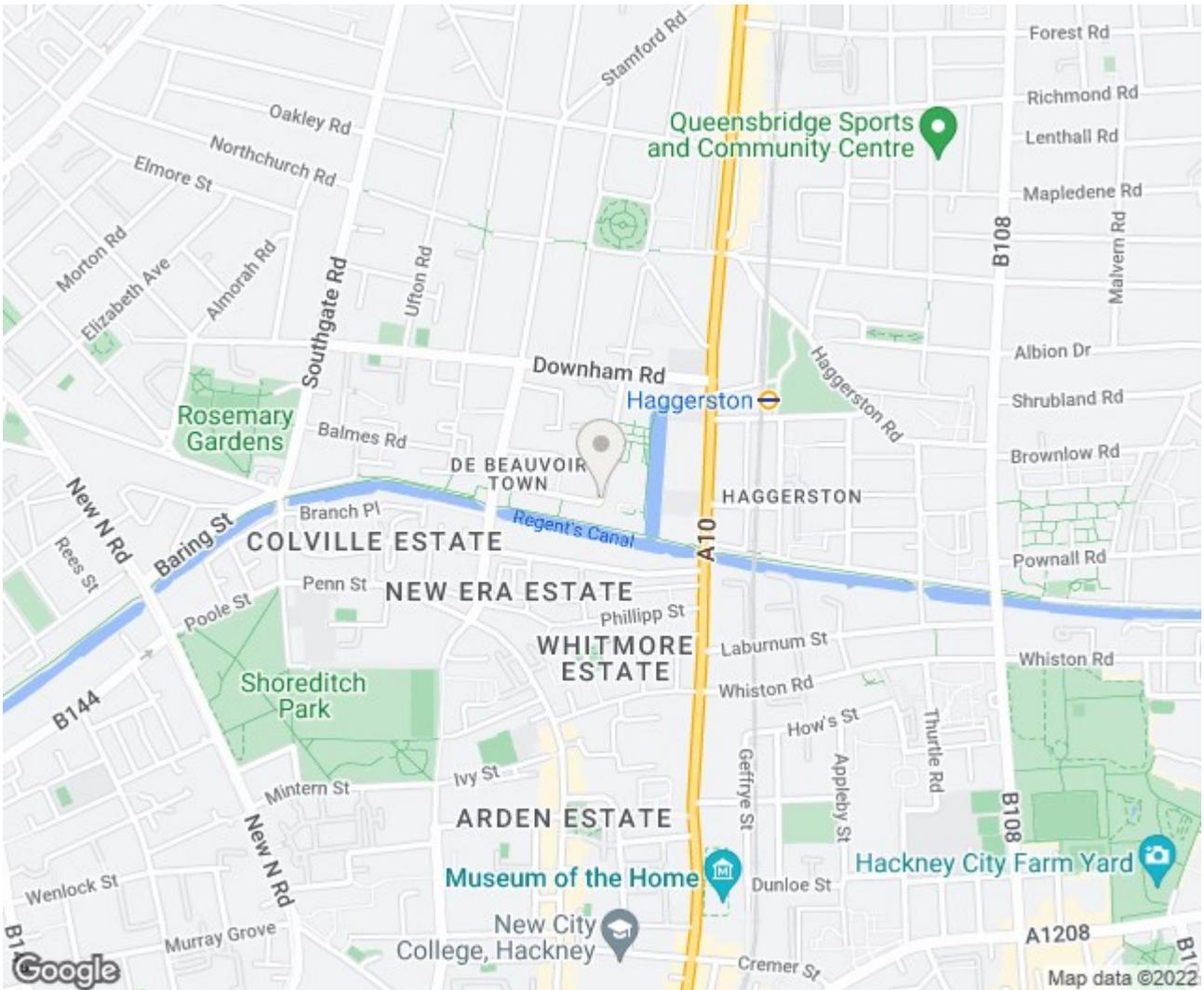


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.