

Easthaus



— Offers in Excess of £600,000



— 2nd Floor Apartment



— 2 Bedrooms



— 1 Bathroom



— Circa 770 sqft

Westland Place, London, N1

A stylish two-bedroom apartment on the second floor of a modern development, perfectly positioned between the vibrancy of Shoreditch and the tranquillity of Regent's Canal, and only a short walk from Old Street Station.

The open-plan living space is the heart of the home defined by clean lines, timber floors, and full-height glazing. Its double aspect allows balanced daylight throughout the day, with a private balcony expanding the sense of space and connection to the city outside.



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The kitchen is finished with sleek cabinetry and a bold tiled splashback and flows naturally into the dining and living space. There are two well-proportioned double bedrooms as well as a modern family bathroom complete with a bath and a separate shower.

28 Westland Place is a contemporary development completed in the late 2000s, designed with a strong architectural rhythm of dark brickwork and expansive glazing. The building comprises just fifteen apartments, with secure entry, lift access, and well-maintained communal spaces, offering privacy and convenience in equal measure.

Area

Perfectly positioned to enjoy the best of Shoreditch and Islington, the area is brimming with independent coffee shops, acclaimed restaurants, quirky bars and exclusive retailers.

Easthaus favourites include: The Eagle Pub on Shepherdess Place, The Wenlock Arms at the edge of the canal, Nightjar on City Road, The Seed Library at One Hundred Shoreditch, Counter 71 and Tayer + Elementary. The Bower development just off Old Street roundabout has a whole host of popular food and drink options with the markets on Columbia Road, Whitecross Street and Spitalfields all within easy reach. The green spaces of Shepherdess Park and Shoreditch Park as well as the Regent's Canal are all just a short walk away.

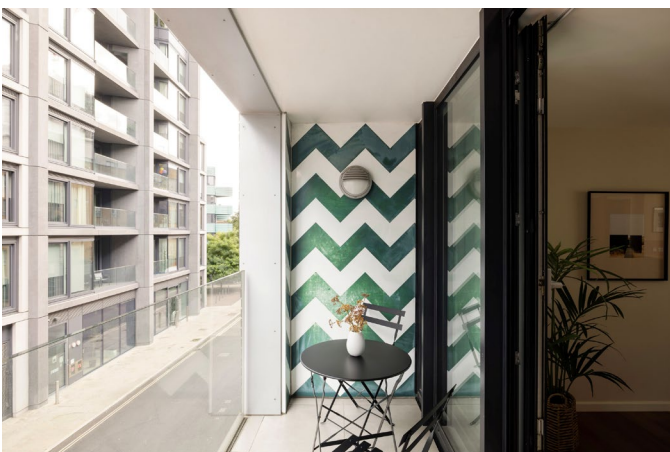
Closest underground stations include Angel Islington for the Northern Line, Hoxton Station for the central line and Old Street station for quick links across the City and West End plus access to National Rail's Great Northern Line providing easy transport links to the rest of the London and beyond.

Details

Tenure: Leasehold circa 979 years remaining
Service Charges: circa £6,397.32 pa inclusive of heating and hot water, plus reserve fund contribution of £1,297.08 pa
Ground Rent: £300pa, rising every 25 years
Council Tax: Hackney, Band E
EPC: Band B



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Approximate Gross Internal Floor Area
770 sq. feet (71.5 sq. metres)

Including Limited Use Area 17 sq. feet (1.6 sq. metres)



Second Floor

Disclaimer: This floorplan is for layout guidance only and not to scale. 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.

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