



Baltic Place N1

Leasehold
2 Bed 2 Bath
661 sqft (approx.)

Newly available, this bright and airy 2 bed, 2 bath apartment spans 661 sqft (approx.) and is set within a modern development ideally located on the banks of Regent's Canal in Haggerston. Perfectly situated, the apartment provides easy access to a wide array of East London's most popular destinations.

- Next to Regents Canal
- Communal roof terrace
- Wooden floors throughout



The Bespoke Agent™

Combining modern elegance with functional design, this property has been finished to a high standard throughout. The kitchen features a sleek, contemporary design with fully integrated appliances and offers views over the internal courtyard of Baltic Place. A bright open-plan living area offers an ideal space for both entertaining and relaxing as well as providing access to two generously sized double bedrooms, both of which are fitted with high-quality, energy-efficient double glazing to minimize noise from the vibrant surrounding neighbourhood.

Positioned on the second floor of the Sheldon Building, a secure gated block on Kingsland Road, the property offers a fantastic communal roof terrace with panoramic 360-degree views stretching towards the City skyline and beyond.

The building is situated along the Regent's Canal footpath, just a short walk from Broadway Market, Columbia Road Flower Market, and the expansive greenery of Haggerston Park. Broadway Market is renowned for its exceptional eateries and bars, as well as its vibrant Saturday food market. Nearby, the E5 Bakehouse, located on the edge of London Fields, is celebrated for its freshly baked artisan bread and grains. Excellent dining options are also close by, including the much-loved Towpath restaurant, just a brief stroll along the canal. The lively neighbourhoods of Dalston to the north and Shoreditch to the south are only minutes away, offering a diverse selection of nightlife spots, bars, and restaurants.

Tenure: Leasehold

Lease Length: TBC

Service Charge: TBC

Ground Rent: £500 per annum (approx.)

Parking: N/A

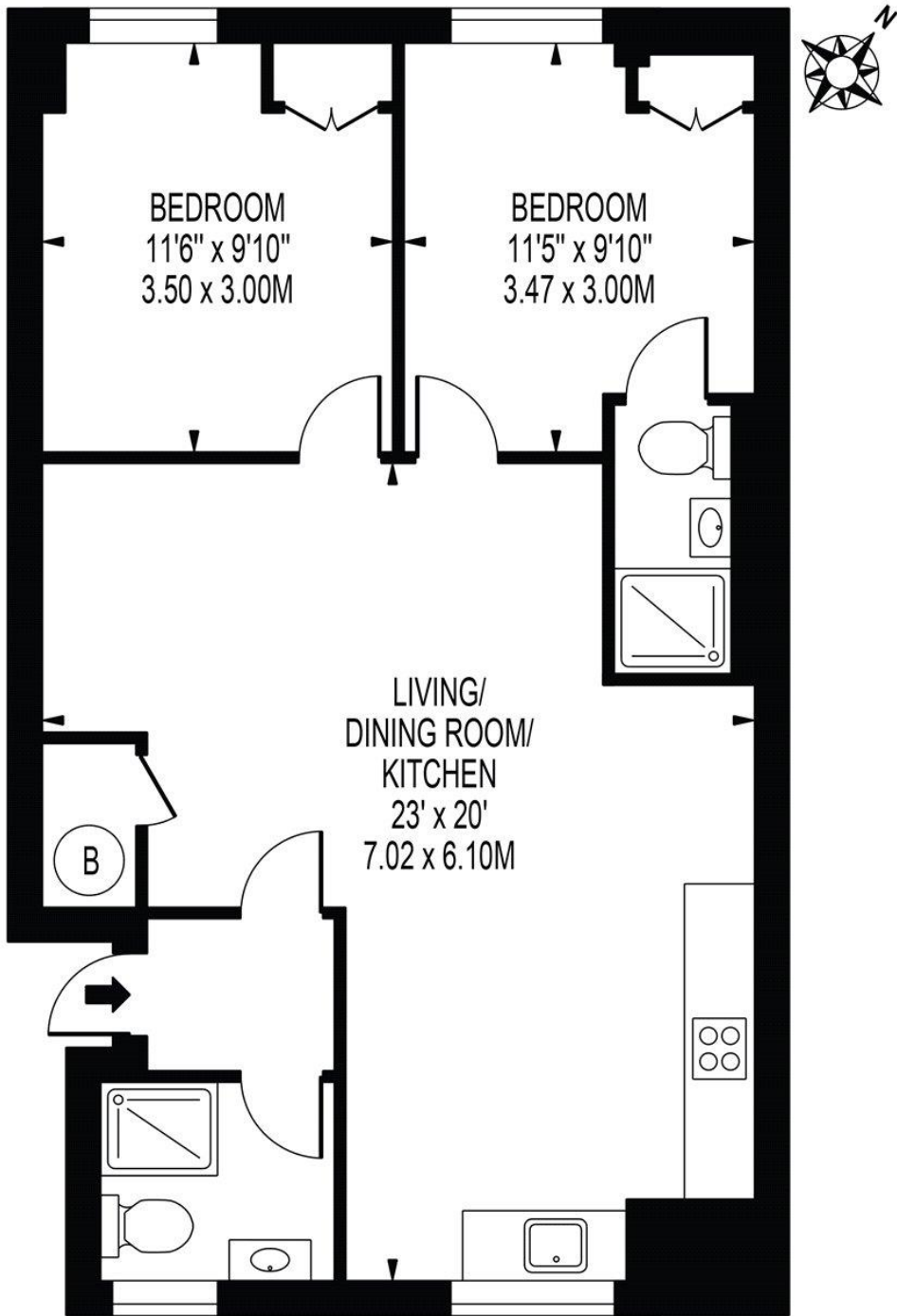
Local Authority: Hackney Council

Council Tax Band: D



THE SHELTON BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 661 SQ FT - 61.45 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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