

Benyon Wharf, E8

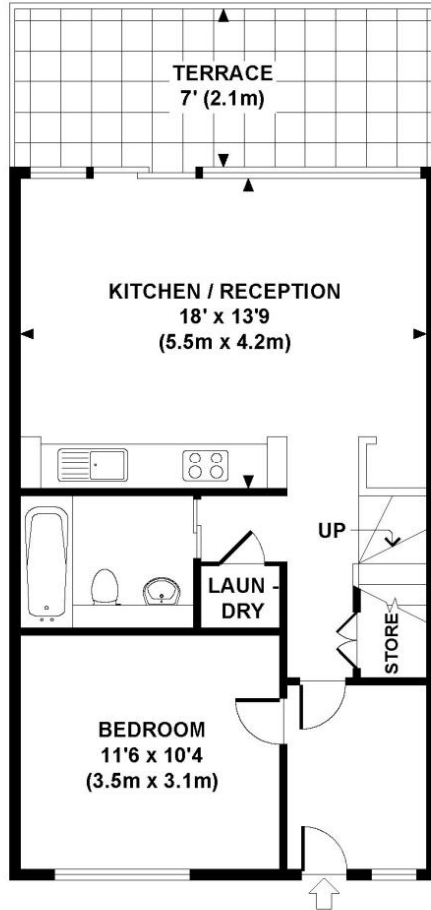


Located on the waterside of Kingsland Basin is this luxury split level loft style live/work unit which benefits from excellent space and light. The apartment comprises of an open plan reception room/kitchen with bamboo flooring and Smeg appliances, double height ceilings as well as floor to ceiling windows. From the reception room there are doors that lead to a terrace which fronts the waterside. Further accommodation includes one double bedroom, a mezzanine level and bathroom as well as a secure underground parking space. Benyon Wharf is excellently placed to benefit from the forthcoming East London Line extension due for completion in 2010. Shoreditch and The City are a mile away with regular bus services running to Liverpool Street.

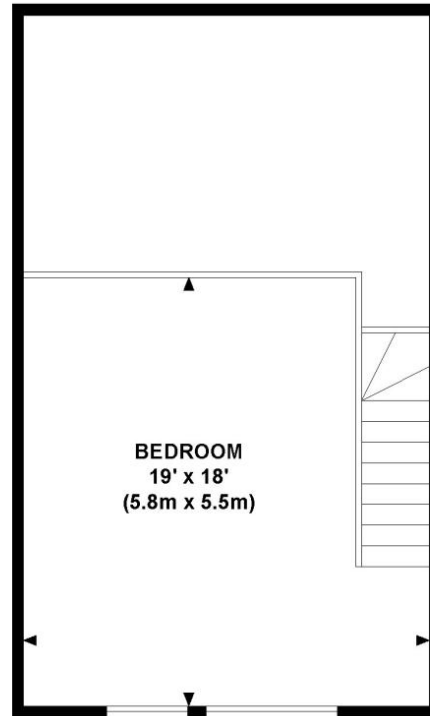
Price £460,000 Leasehold

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Approx. gross internal area
850 Sq.Ft. / 79 Sq.M.



GROUND FLOOR



FIRST FLOOR

Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only. Measured in accordance with R.I.C.S. code of measuring practice. Not to scale.

Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquires as to the accuracy of all matters upon which they intend to rely.