



Benyon Wharf

London E8

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious and light two double bedroom water front apartment.

The property is well-arranged over 921 sq.ft., with exquisite views over the Kingsland Basin, a tributary of the Regents Canal. The apartment remains one of the largest two bedroom flats in the development, with much sought-after elevated views from the second floor over the water front.



1 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



LEASEHOLD



921 SQ FT



**OIEO
£695,000**



The property

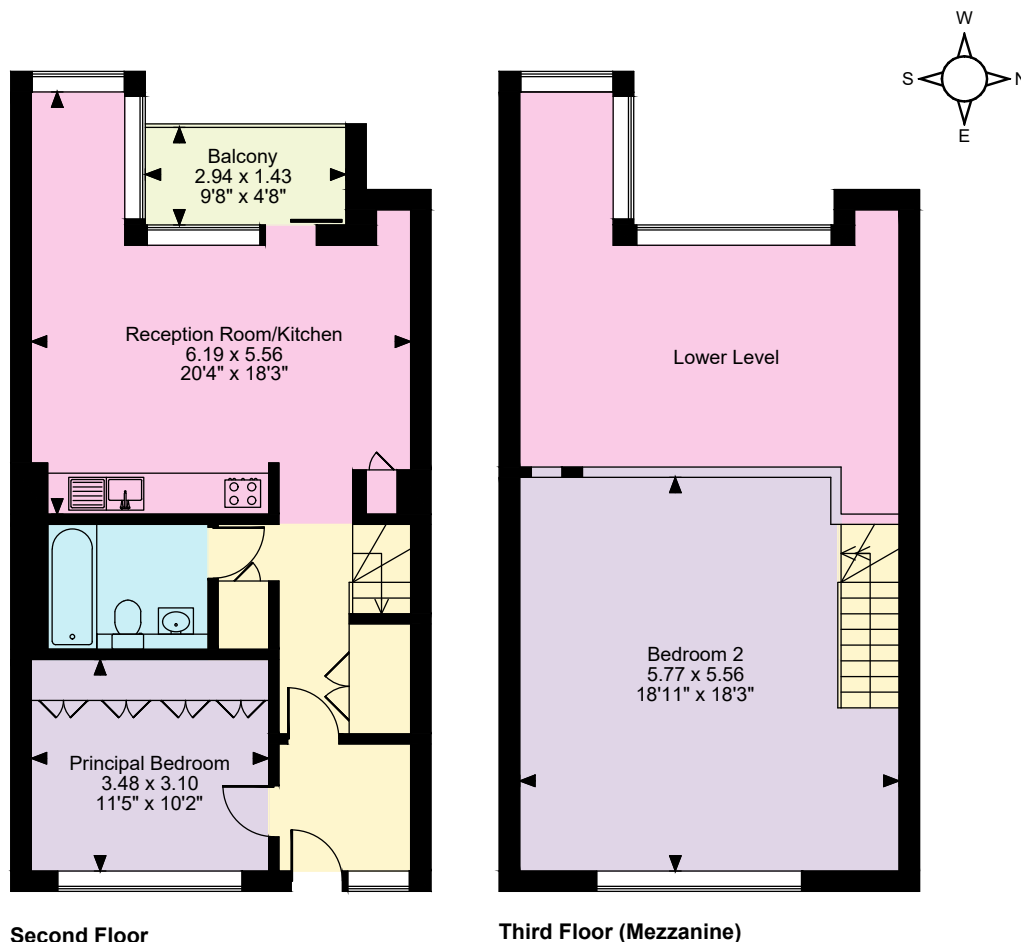
A well presented apartment with modern contemporary feel, sharp architectural lines, and stylish design detail including bamboo plank floorboards, open-plan internal balcony from principal bedroom and double height glazed vestibule in the reception affording plenty of natural light.

The open plan kitchen/dining/sitting room is L-shaped, perfect for an office pod. A contemporary kitchen has all integrated appliances as to be expected, with washing machine contained in a separate utility / airing cupboard with boiler off the entrance hall. Central gas-fired underfloor heating throughout. The reception has adequate space for dining table and soft furnishings. It flows comfortably onto an external west facing balcony over the water's edge. The immediate setting is both quiet and pleasant.

A central landing leads back to the entrance hall passing a well-equipped family bathroom, large understairs storage cupboard, and second double bedroom with built-in bedside tables units and four wardrobes. A turning bamboo staircase leads up to the principal bedroom, which has views over the Kingsland Basin. This is a large open-plan space measuring 5.77m x 5.56m. Built as a Live / Work development, many units are used as purely residential, with obligation on occupancy condition expired.







The position & size of doors, windows, appliances and other features are approximate only.
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There is lift access to an allocated underground car parking and bike storage. EWS1 fire safety is approved for lending, with replacement of timber cladding due to commence September 2025. The property is priced to reflect short term disturbance, with a range of lenders available for mortgage purposes. The perfect opportunity to acquire, in advance of repair, with capital growth expected on completion of works. Solicitor can supply an undertaking that no additional costs will be borne by lessee. These works include refurbishment of the Internal courtyard communal parts.

Benyon Wharf is located in the centre of Haggerston within ease of access to overground station with links to the City of London, legal district in Holborn and the West End. Haggerston Park is nearby and there are a number of good restaurants, bars, coffee shops and amenities locally. There are good schools locally.

Floorplans

House internal area 921 sq ft (86 sq m)
For identification purposes only.

General

Tenure: Leasehold 100 years unexpired

Local Authority: London Borough of Hackney

Broadband: Hyperoptic

Service Charge: £3,975 p.a. 2025/26

Ground Rent: £200 p.a.

Council Tax: D

EPC Rating: B

Fixtures and Fittings: to be agreed by separate negotiation

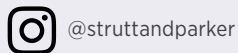
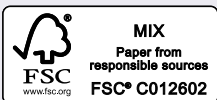
Important Notice: Live / Work development. EWS1 repairs awaiting sign off for replacement timber terracing and close board cladding, works to commence Sept 2025.

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