



**FOR
SALE**

DE BEAUVOIR CANALSIDE, N1

2 Bedrooms - £950,000

3 Bedrooms - £1,350,000

Leasehold

For further details please contact **fyfe mcdade**
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020 7613 4044



The newly completed De Beauvoir Canalside development offers a unique opportunity to live close to nature in the heart of the capital. Located adjacent to the Regent's Canal towpath.





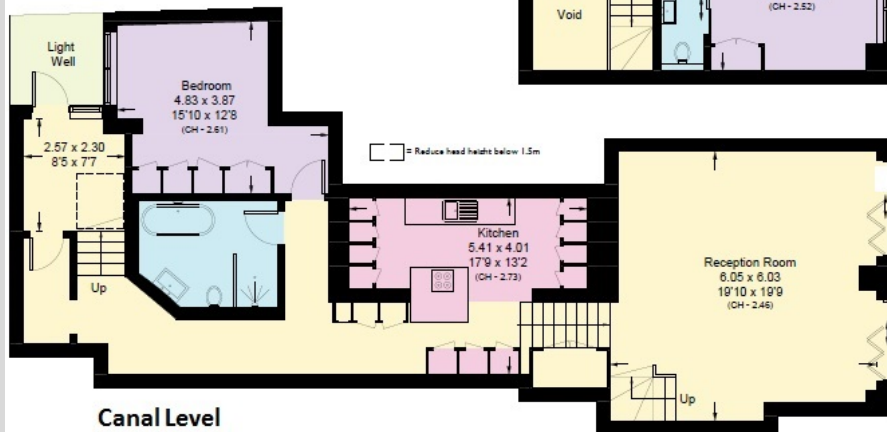
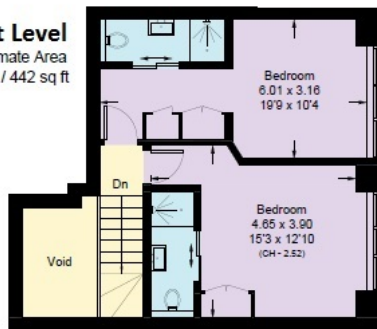
Apartment A

Approximate Area = 155.3 sq m / 1671 sq ft
(Excluding Void)



Street Level
Approximate Area
5.7 sq m / 61 sq ft

Street Level
Approximate Area
41.1 sq m / 442 sq ft



Canal Level
Approximate Area
108.5 sq m / 1168 sq ft

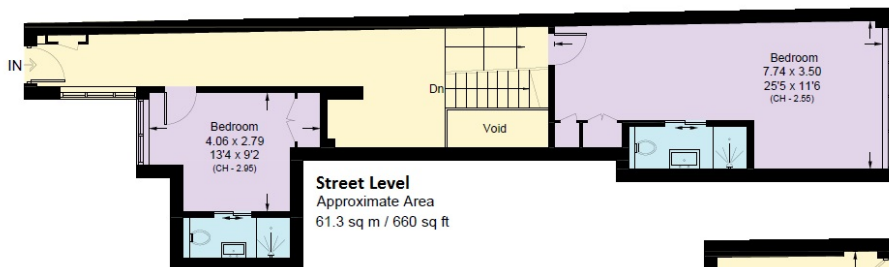


APARTMENT A

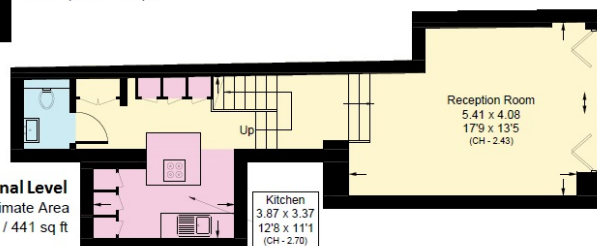
3 bedrooms
3 bathrooms
1671 sqft

Apartment B

Approximate Area = 102.3 sq m / 1101 sq ft
(Excluding Void)



Street Level
Approximate Area
61.3 sq m / 660 sq ft



Canal Level
Approximate Area
41 sq m / 441 sq ft

APARTMENT B

2 bedrooms
3 bathrooms
1101 sqft



Kitchens

Fitted kitchens by Buster & Punch

High quality appliances to include:

Miele oven, electric hob, microwave, dishwasher

Liebherr wine fridge

Integrated fridge / freezer

Brushed stainless steel or micro concrete worktops

Brushed stainless steel splashbacks

Bespoke freestanding islands & full height cabinetry

Single lever brushed stainless steel mixer tap

Buster & Punch machine finished cabinetry ironmongery

Bathrooms & en suites

Duravit sanitary ware

Ceramic flooring with underfloor electric heating

Electronic heated towel rails

Fully tiled

Interior finishes

Milled metal feet to kitchen cabinetry

Reeded glazed pocket doors bathroom en-suites

Bespoke fitted wardrobes with integrated lighting

Matt finish metalworks to railings & staircases

Oak timber flooring

Solid oak treads to staircases

External finishes

Dark grey coloured powder coated aluminium/double glazed

Bi-folding windows & doors to the canal

Heating and cooling

Underfloor heating

Air Sourced heat pumps

Electrical

Google entry phone system

Google fire & Co2 detectors

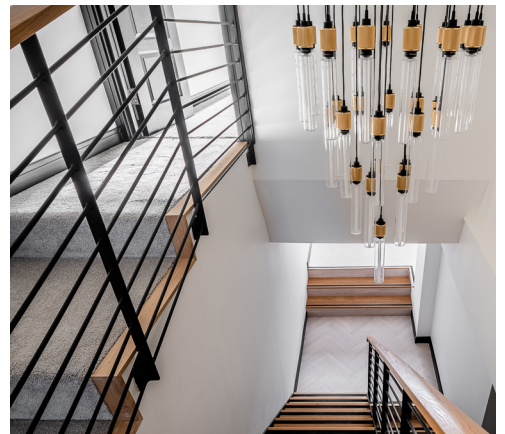
Brushed stainless steel Buster & Punch light switches & power points

Recessed LED down lights throughout

Feature LED neon strips to hallways

Buster & Punch cascade chandeliers

Dimmable lighting in kitchen & dining/living areas



THE LOCATION

The canal towpath is an ideal cycling and walking route, leading to the green spaces of Victoria Park, Mile End Park and the Olympic Park and offering a unique connection to nature in the midst of the city.

Shoreditch Park and its new leisure centre are on the doorstep, the village shops at De Beauvoir and eclectic range of independents along Kingsland Road are within easy walking distance, and both Islington and London Fields are less than a mile away.

Public transport connections are excellent, and just a short walk to Haggerston Overground station.

