

## 23 RONANN APARTMENTS ORSMAN ROAD LONDON, N1 5QJ

£3,250

\*Includes Gas\* Nestled in the heart of vibrant Hackney (in trendy Haggerston), the property exudes modernity and convenience with sleek lines and stylish finishes throughout. For anyone from this area - the building is the famous "vine" building, visible from across Arepa & Co and the Towpath cafe. You might have also caught a glimpse of the building in the TV shows "Fleabag", "Afterlife" and "Catastrophe".

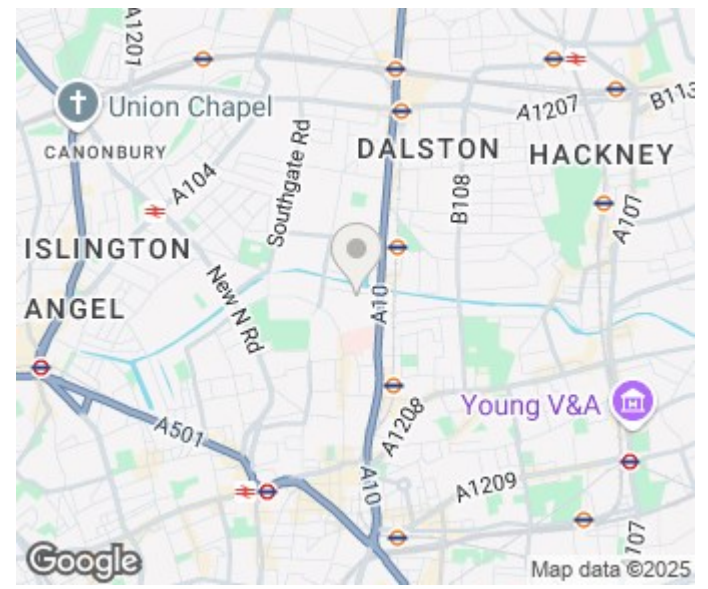
The highlight of your home is undoubtedly the balcony, offering a tranquil retreat with picturesque views of the canal, perfect for unwinding during the long summer evenings.

With two bedrooms and two bathrooms, including an en suite in one of the bedrooms, your property effortlessly combines comfort with functionality. Whether it's hosting guests or enjoying your own space, there's ample room to accommodate your lifestyle.

**Hemmingfords**



Total Area: 69.7 m<sup>2</sup> ... 750 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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