



Grand Canal Apartments, 46-48 De Beauvoir Crescent, Islington, N1 5TF

£520 Per Week

A 1 bedroom apartment for rent located on the banks of the Regents Canal N1.

This apartment enjoys large bright and spacious floor to ceiling windows, balcony that leads from both the lounge and bedroom, fitted luxury kitchen and luxury bathroom suite.

The Grand Canal Apartments is within walking distance to Hoxton or Old Street stations and sits on the Regents Canal with bars, coffee shops and restaurants.

Comes furnished. PROPERTY AVAILABLE FROM 22.09.2026

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- 1 Bedroom
- High End Specification
- Under 1 Mile To Old Street
- Furnished
- Private Terrace
- Available from 22.09.2026
- Banks Of Regents Canal N1
- Short Walk To Stations
- 1 Mile from Upper Street

Grand Canal Apartments, 46-48 De Beauvoir Crescent, Islington, N1 5TF



GRAND CANAL APARTMENTS



BEDROOM



RECEPTION ROOM



KITCHEN



KITCHEN



REGENTS CANAL

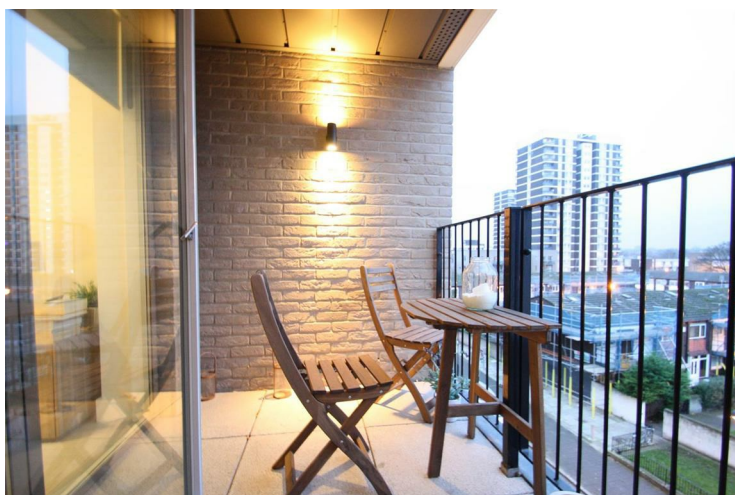
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RECEPTION ROOM



VIEW FROM BALCONY



BALCONY



BATHROOM



BALCONY



BEDROOM

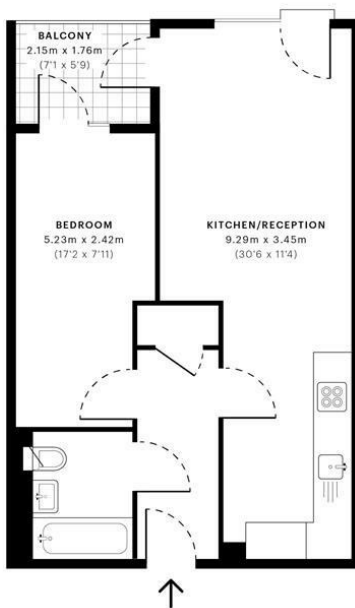
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BEDROOM



GRAND CANAL APARTMENTS

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— Third Floor —

GROSS INTERNAL AREA (GIA)
The footprint of the property
48.90 sqm / 526.36 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, internal floor height
46.65 sqm / 502.14 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
3.77 sqm / 40.58 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPRS 38 RESIDENTIAL: 52.30 sqm / 562.95 sqft
SPRS 38 RESIDENTIAL: 50.70 sqm / 545.73 sqft
SPRS ID: 5f65b89186d8850da16d9075

Energy Efficiency Rating

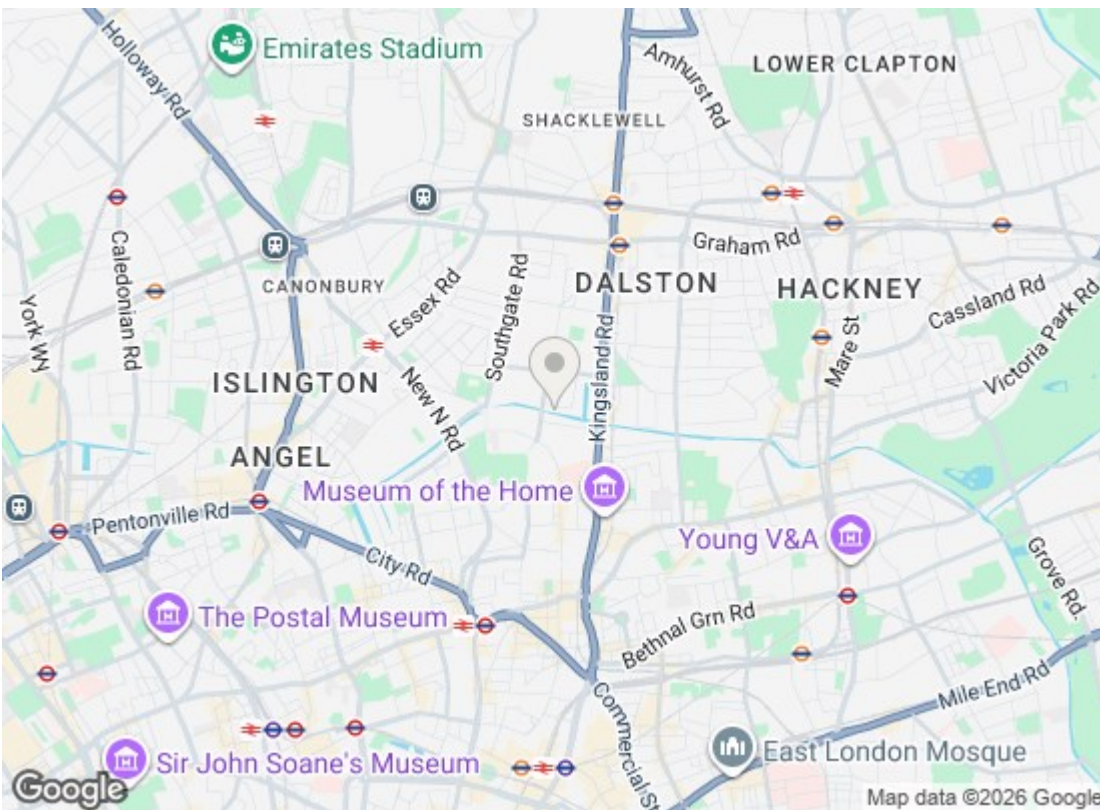
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/ECEnvironmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.