

hotblack desiato

ESTATE AGENTS

WENLOCK STREET, N1 7NT

£1,585,000

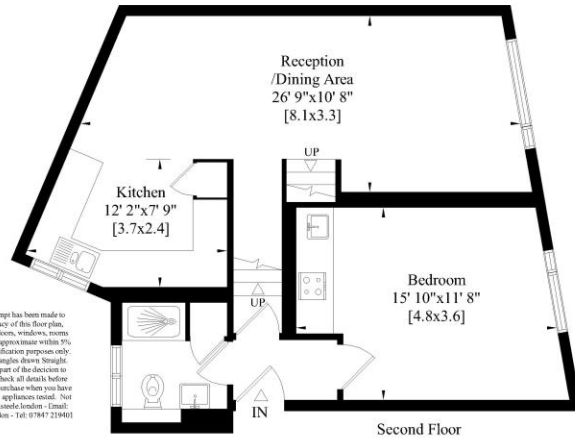
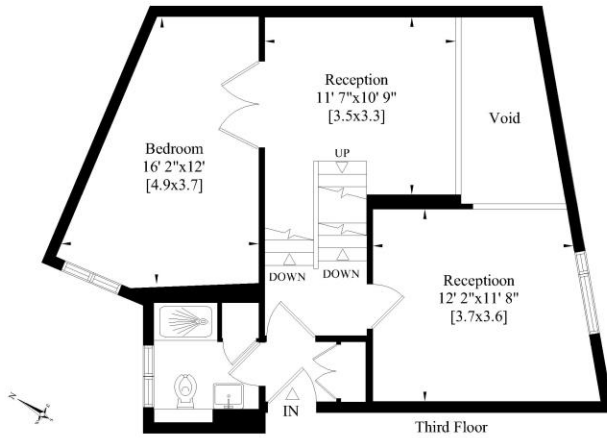
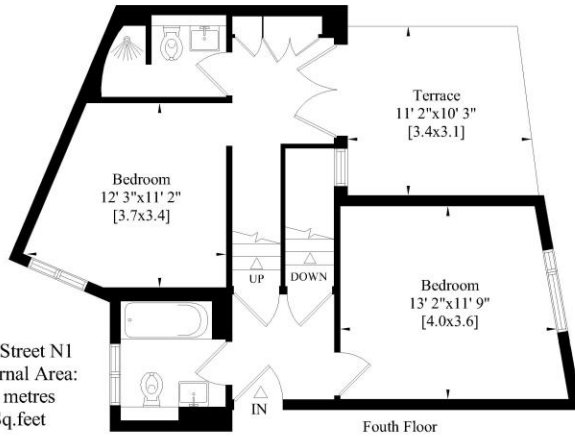


A unique 4/5 bedroom / 4 bathroom apartment, which could incorporate a self-contained studio flat on the ground floor, situated in a quiet and central location within easy reach of the City and only half a mile from Old Street station. This light and spacious apartment makes up part of a special, boutique development that has been skilfully designed by Jaccaud Zein Architects to provide a property over four floors featuring mezzanines, galleried rooms and double height ceilings. Large windows, wonderful entertaining space and 21st century design feature prominently as does use of natural materials such as glass, timber and stone. Walls feature a waxed plaster finish and there is beautiful, solid oak flooring throughout. Wenlock Street is an oasis of peace and calm within strolling distance of the vast array of exciting shops, markets, cafes and restaurants to be found in the vibrant and fashionable areas of Shoreditch, Hoxton, Angel and Clerkenwell.

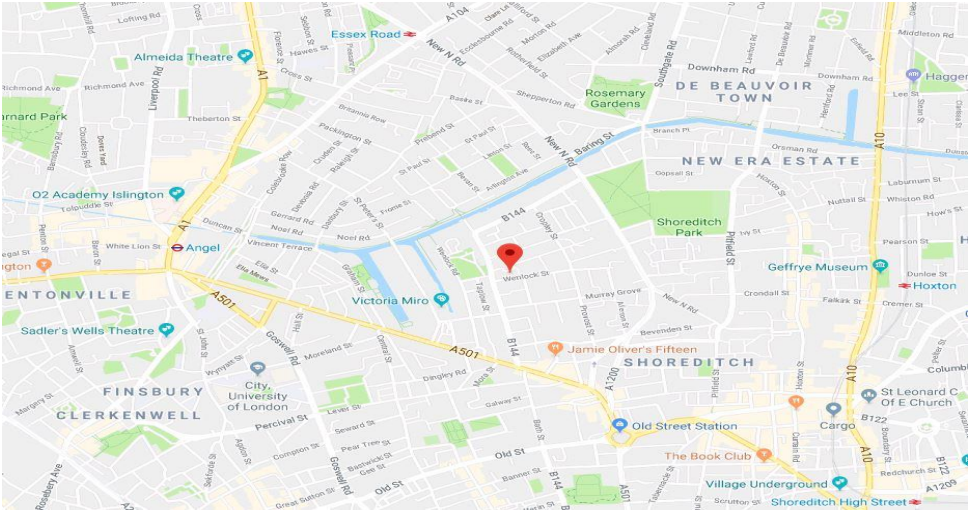
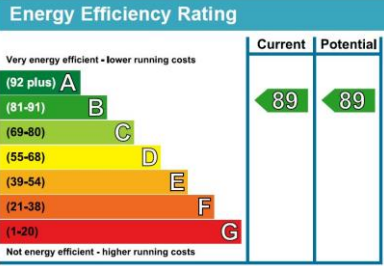
- 4/5 Bedrooms
- 4 Bathrooms
- 1/2 Reception Rooms
- Studio Flat on Ground Floor
- Roof Terrace
- Oak Flooring
- Roof Terrace
- Great Location
- Leasehold (999 years remaining)
- Service Charge: £4,328 per annum.
- Council Tax: ££1,328.99 (Band D)
- Approx. 1,725 sq ft
- Rental Estimate: £1,200 per week



Wenlock Street N1
 Gross Internal Area:
 160 Sq. metres
 1725 Sq. feet



While every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and % footage are approximate within 5% accuracy. For identification purposes only. Walls with small angles shown Straight. Not to be used as part of the election to buy. You must check all details before purchase and only purchase when you have confirmed them. No appliances tested. Not to scale. www.steelc.com Email: partners@steelc.com - Tel: 07947 219401



TRANSPORT LINKS

Old Street station (Northern/Northern City lines) is approximately 0.5 miles away.
 Angel station (Northern line) is approximately 0.8 miles away.
 Essex Road station (Great Northern) is approximately 0.9 miles away.

Islington Office
 314 Upper Street
 London N1 2XQ

Camden Office
 67 Parkway
 London NW1 7PP

Highbury Office
 2 Highbury Park
 London N5 2AB

T 020 7226 0160

E Islington.sales@hotmail.co.uk

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2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are