

The Cube Building, Wenlock Road, London, N1 7GT

£695,000

A 2 BEDROOM 2 BATHROOM APARTMENT FOR SALE WITHIN THIS LANDMARK BUILDING ON THE BANKS OF THE REGENTS CANAL.

The Cube Building is an award winning development located just off City Road and facing both the Canal and Shepherdess walk park.

The impressive accommodation is set over 750 square feet with a large part wrap around terrace. The apartment comprises of a light and bright dual aspect reception room with open plan fully fitted kitchen and access to the terrace, double bedroom with built in wardrobes and access to the terrace as well as a luxury En-suite shower room, further double bedroom and luxury bathroom suite.

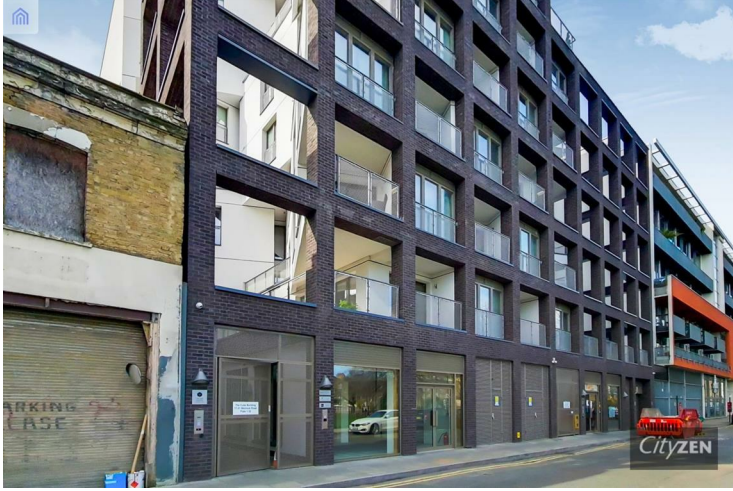
Old Street tube station, cafes, host of local shops and main supermarkets are a short walk away.

Day concierge.

Chain free sale.

- 2 Double bedrooms
- Very high specification
- Canal side development
- Over 750 sqft
- Cafes & shops nearby
- Large terrace
- Walk to Old Street tube station
- 2 Luxury bathroom suites
- Day concierge
- Chain free sale

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THE CUBE BUILDING



RECEPTION ROOM



MASTER BEDROOM



RECEPTION ROOM



EN SUITE SHOWER ROOM



KITCHEN

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KITCHEN



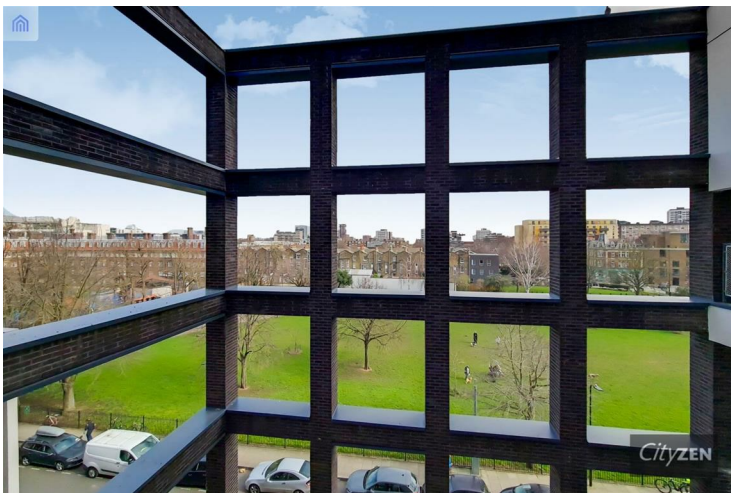
TERRACE



RECEPTION ROOM



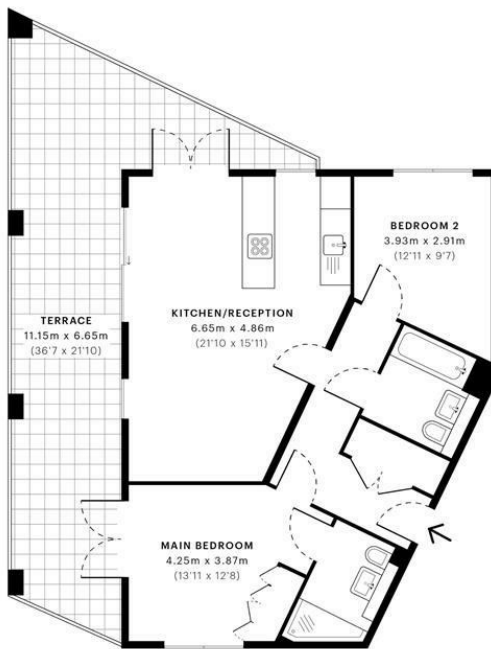
BEDROOM TWO



VIEW



BATHROOM



— Fourth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
69.93 sqm / 752.72 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes workrooms, restricted head heights
66.52 sqm / 716.02 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
30.53 sqm / 328.62 sqft

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

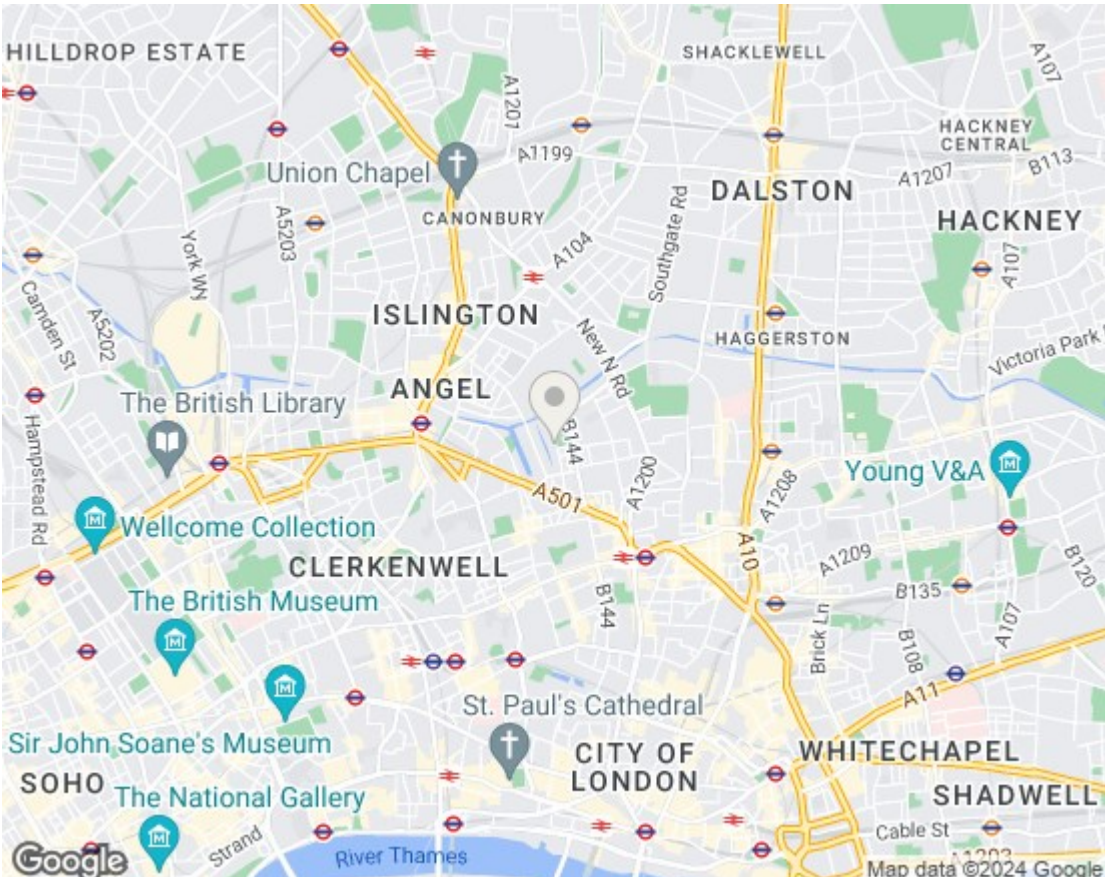
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPMS 3B RESIDENTIAL 10017 sqm / 1078.22 sqft
IPMS 3C RESIDENTIAL 9733 sqm / 1045.50 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(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/EC	
Environmental Impact (CO ₂) 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.