



Cooper Building, 36 Wharf Road, London, N1 7GR

£700 Per Week

THE COOPER BUILDING IS A CANALSIDE DEVELOPMENT LOCATED OFF CITY ROAD AND CLOSE TO BOTH ANGEL AND OLD STREET ALLOWING FOR ZONE 1 TRAVEL OR A SHORT WALK TO WORK.

This second floor apartment is set over 687 square feet and comprises a bright and spacious open plan reception with fitted kitchen, a double bedroom with en-suite shower room, a second smaller double and a family bathroom

The apartment is well presented and furnished throughout

FURNISHED
AVAILABLE END OF SEPTEMBER

- COOPER BUILDING N1
- CANAL SIDE DEVELOPMENT
- LOCATED OFF CITY ROAD NEAR ANGEL
- ZONE 1 LOCATION FOR OLD ST & ANGEL STATIONS
- WALK TO UPPER STREET
- 2 BEDROOMS
- 2 BATHROOMS
- CONCIERGE
- WOODEN FLOORS TO ALL ROOMS
- FURNISHED

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COOPER BUILDING



BEDROOM



KITCHEN



BATHROOM



BEDROOM



RECEPTION

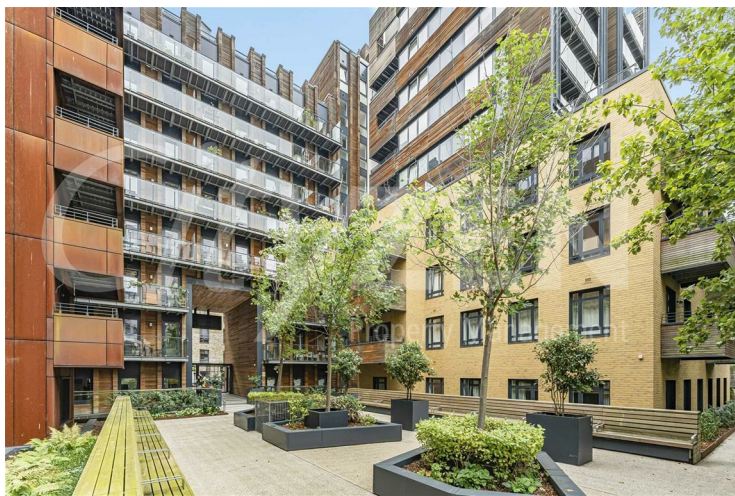
Cooper Building, 36 Wharf Road, London, N1 7GR



COPPER BUILDING



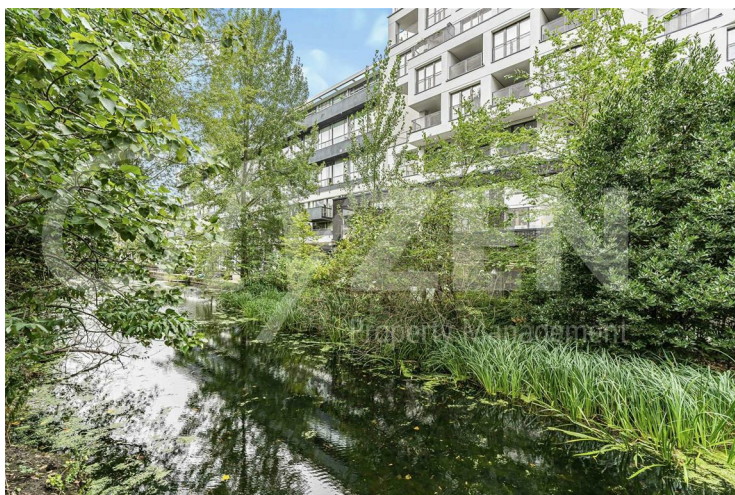
COOPER BUILDING



COOPER BUILDING



BEDROOM



CANAL SIDE DEVELOPMENT



BEDROOM

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BEDROOM



RECEPTION



EN-SUITE



RECEPTION

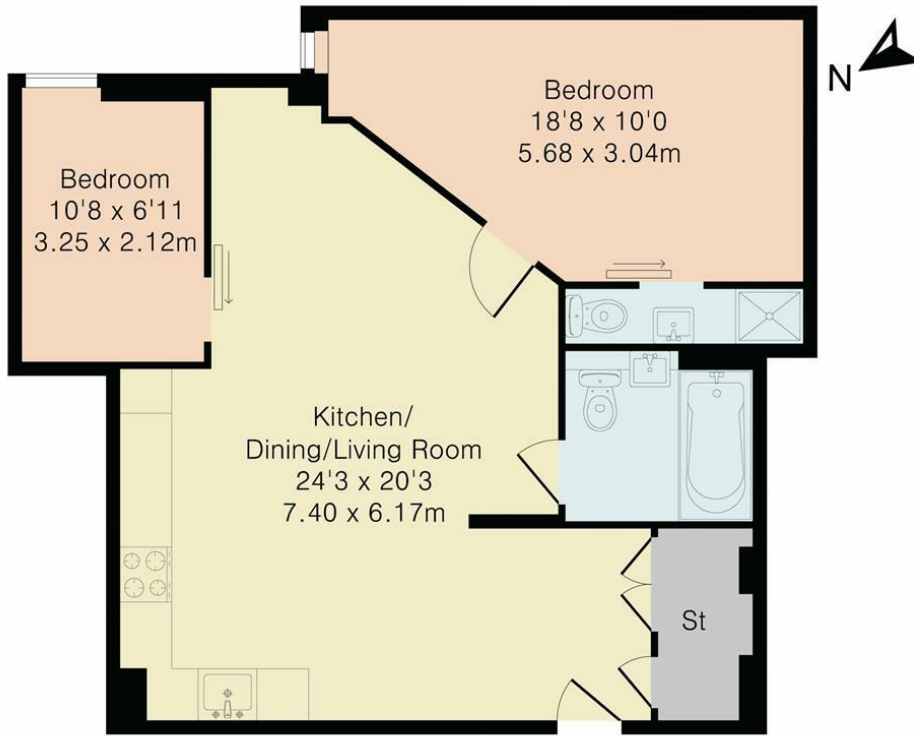


RECEPTION



RECEPTION

Approximate Gross Internal Area 687 sq ft – 64 sq m



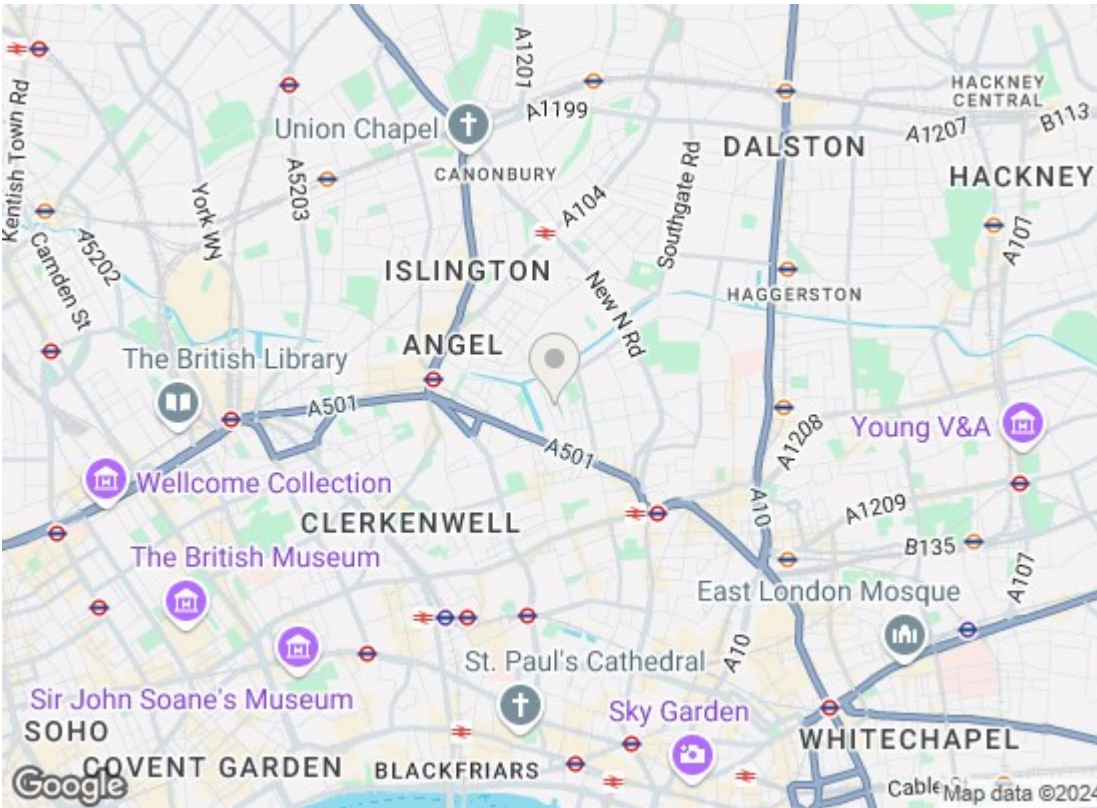
Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 87 | |
| 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.