



The Cube building, 17-21 Wenlock Road, Shoreditch, N1 7GT

£625,000

A 2 bedroom 2 bathroom apartment for sale within 'The Cube Building'

Awarded for its stunning architecture and is located minutes from Old Street nestled between the Canal and Parkland.

This fifth floor 2 double bedroom 2 bathroom apartment enjoys great views of the open green of Shepherdess Walk from its private terrace.

Open plan living room with luxury fitted kitchen access to terrace, 2 double bedrooms and 2 luxury bathroom suites.

Day concierge.

GROUND RENT £500 PA / SERVICE CHARGE £6129 PA / LEASE YEARS 988 *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 2 Bedrooms
- Award winning development
- Nestled between the Canal & Green open space
- Minutes from Old Street
- Short walk to Islington
- 2 Bathrooms
- 679 square foot of internal space
- Day concierge
- Stunning views of Open Green
- 5th Floor

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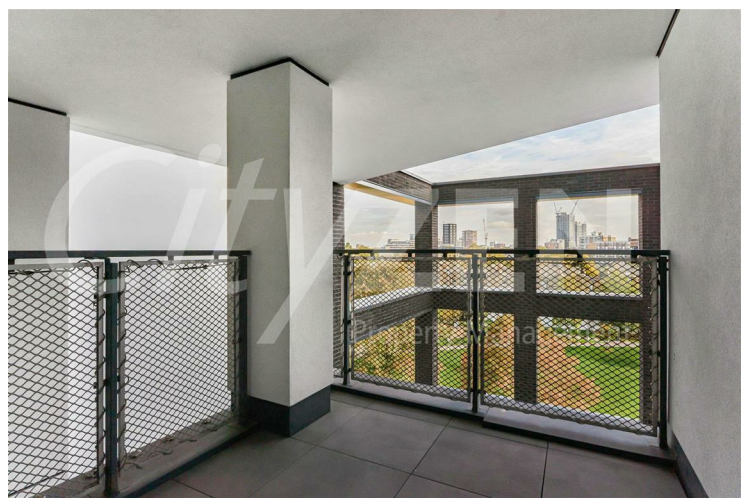
KITCHEN



RECEPTION



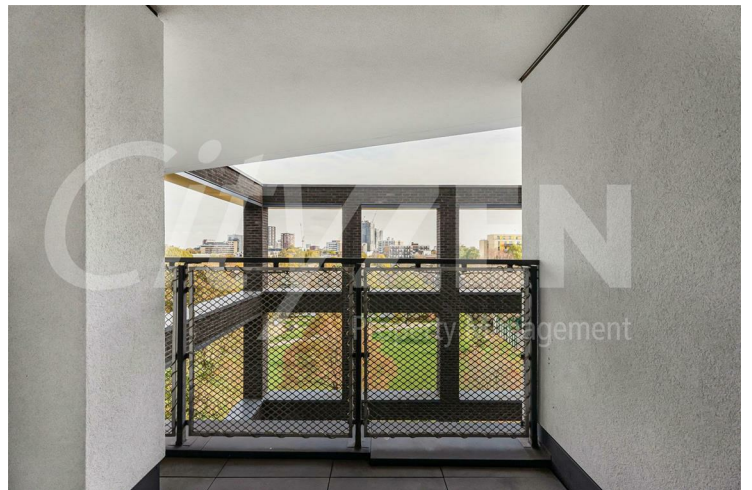
KITCHEN



TERRACE



RECEPTION



TERRACE

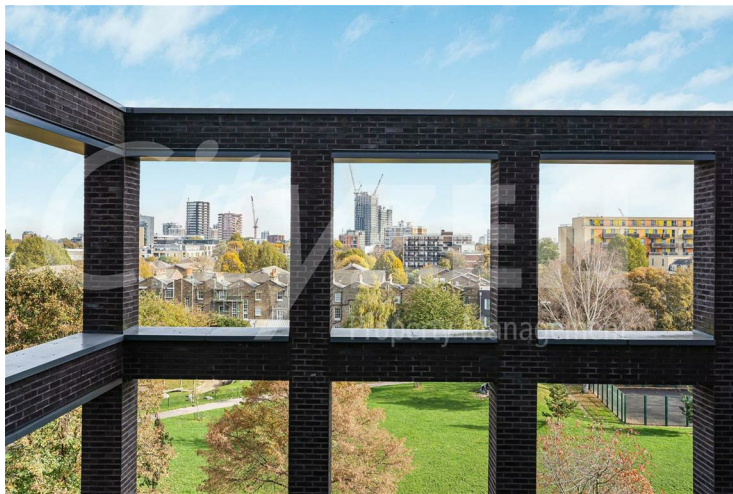
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TERRACE



BEDROOM



VIEW



BEDROOM



BEDROOM



BEDROOM

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BATHROOM



BEDROOM



HALLWAY



BEDROOM



BEDROOM



BEDROOM

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EN SUITE SHOWER ROOM



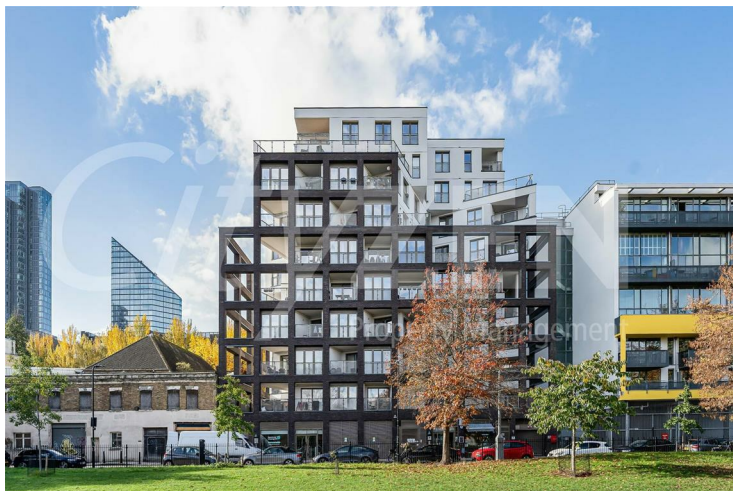
RECEPTION



THE CUBE BUILDING



SHEPHERDESS WALK PARK



THE CUBE BUILDING

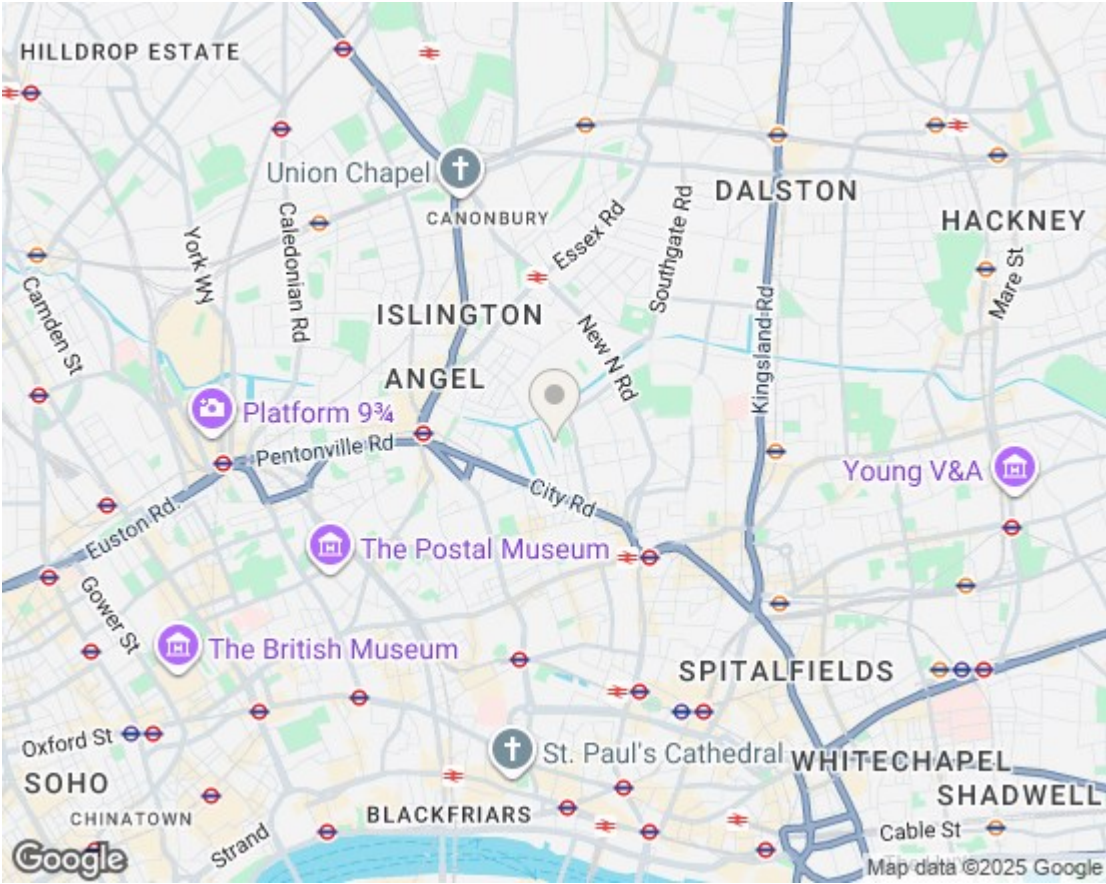
Approximate Gross Internal Area 679 sq ft - 63 sq m



Fifth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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	82	82
(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.