

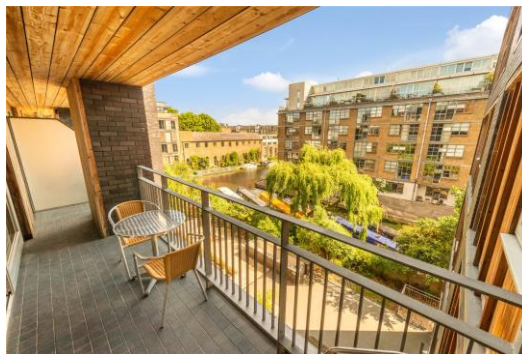


Wharf Road

Islington, N1

Asking Price £750,000

A spacious 2 double bedroom apartment set on the 3rd floor of this highly regarded canal side development, with the added benefit of a secure allocated parking space and a balcony overlooking the Canal basin.



Wharf Road

Islington, N1

- 2 double bedroom apartment
- Principal bedroom with en-suite shower room
- Spacious open-plan kitchen/ reception room
- Balcony overlooking the canal basin
- Secure allocated parking space
- Concierge



A spacious 2 double bedroom apartment set on the 3rd floor of this highly regarded canal side development, with the added benefit of a secure allocated parking space and a balcony overlooking the Canal basin. Accommodation comprises principal bedroom with en-suite shower room, double second bedroom, main bathroom, utility room and spacious open-plan kitchen/ reception room with access out to the private balcony which overlooks the canal basin. The development benefits from a concierge and a communal canal side terrace. Developed by London & Newcastle in 2008, the development affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City. The transport hub that is Kings Cross/ St Pancras International is just 1 stop on the Underground, with superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal, along to London Fields. Shoreditch, Hoxton and Old Street are all easily accessible.

Tenure: Leasehold – 999 years from 2006

Service Charge: £4204

Ground Rent: £350

Local Authority: London Borough Of Hackney (Council Tax)

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)	82	83
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

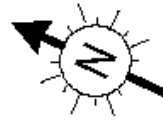
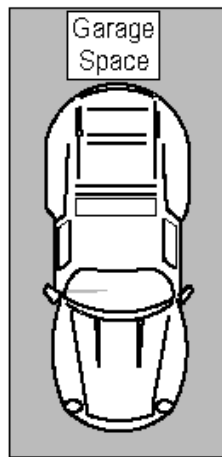
N1 2XQ

islington@chestertons.co.uk

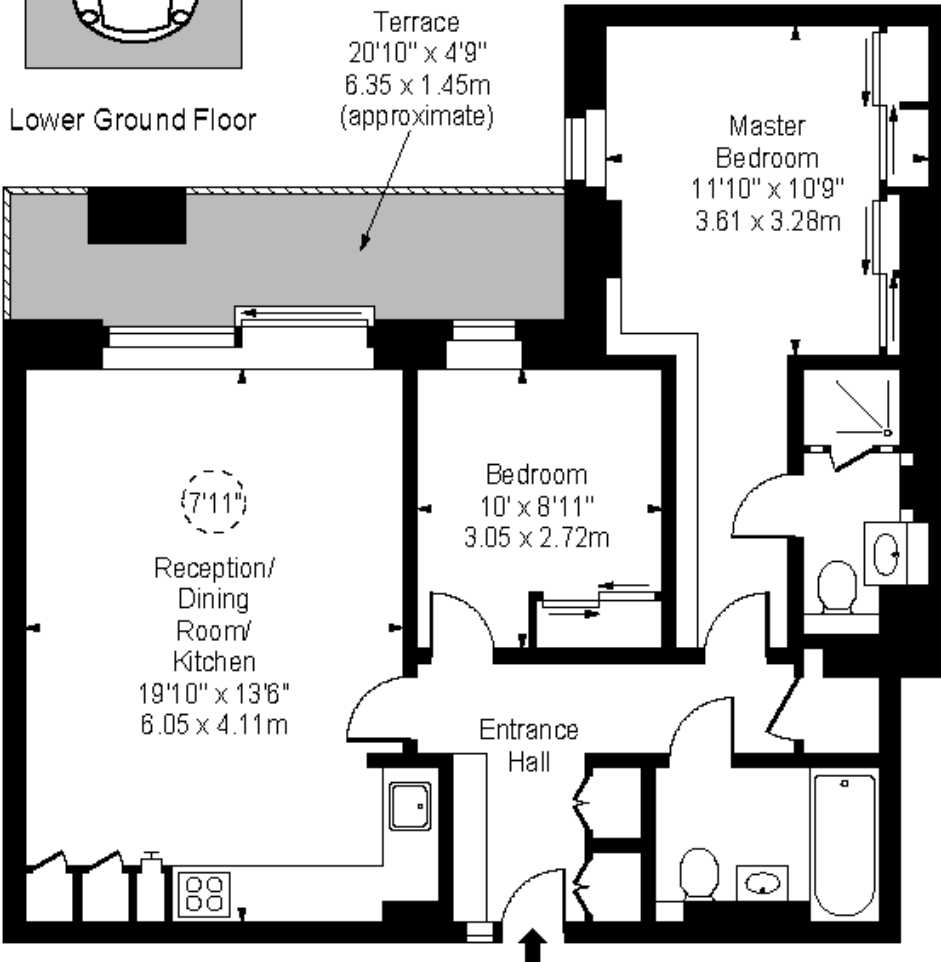
020 7359 9777

chestertons.co.uk

The Wenlock Building, Wharf Road, N1



- Ceiling Height



Third Floor

Approx Gross Internal Area 754 Sq Ft - 70.05 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 010215M

