



Ice Wharf

17 New Wharf Road, N1

Asking Price £2,450,000

A spectacular penthouse apartment, available for the first time in c 20 years, offering in excess of 1,800 sqft of lateral space, with three bedrooms, two bathrooms, and a sizeable & impressive roof terrace directly overlooking the Regent's Canal.



Ice Wharf

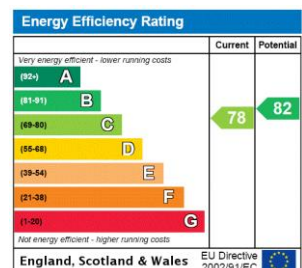
17 New Wharf Road, N1

- Penthouse apartment
- In excess of 1,800 sqft of lateral space
- Three bedrooms
- Two bathrooms
- Secure car parking space for one car
- Concierge
- Vast roof terrace
- Overlooking the Regent's Canal
- Sought after gated development in Kings Cross
- Moments from Coal Drops Yard & Granary Square
- Easy access to St Pancras



A spectacular penthouse apartment, available for the first time in c 20 years, offering in excess of 1,800 sqft of lateral space, with three bedrooms, two bathrooms, two secure car parking spaces and a sizeable & impressive roof terrace directly overlooking the Regent's Canal. Totally refurbished upon purchasing by Heale's, accommodation is well proportioned, comprising; an oversized hallway upon entry, leading to three generous double bedrooms, (the principal featuring an ensuite shower room) and the family bathroom suite, complete with seamless Corian surfaces. The kitchen is set on a split level and is housed at the rear of the apartment, with large island, and leads to dining area and phenomenal reception space, framing the views of the Canal with Crittal windows and providing access to the impressive roof terrace which enjoys uninterrupted Canal views, ideal for entertaining and must be viewed to be truly appreciated. Ice Wharf benefits from a concierge with this apartment featuring a gated car parking space. The development is situated within close proximity to King's Cross and St. Pancras transport hub which links six Underground lines, mainline rail stations and the Eurostar rail terminal. London's five international airports are within an hour - with direct services to Heathrow, Gatwick and Luton. A 24-hour bus route stops outside the development, running to and from Oxford Circus. The King's Cross regeneration area has a rich history and is now being transformed into a vibrant place to live and work which includes: Eating out at Dishoom, Barrafina & Coal Office to name a few. Enjoying leisure time at Everyman Cinema, Camley Street nature reserve, British Library, and Kings Place theatre. Shopping at Waitrose, and of course, Coal Drops Yard shopping piazza.

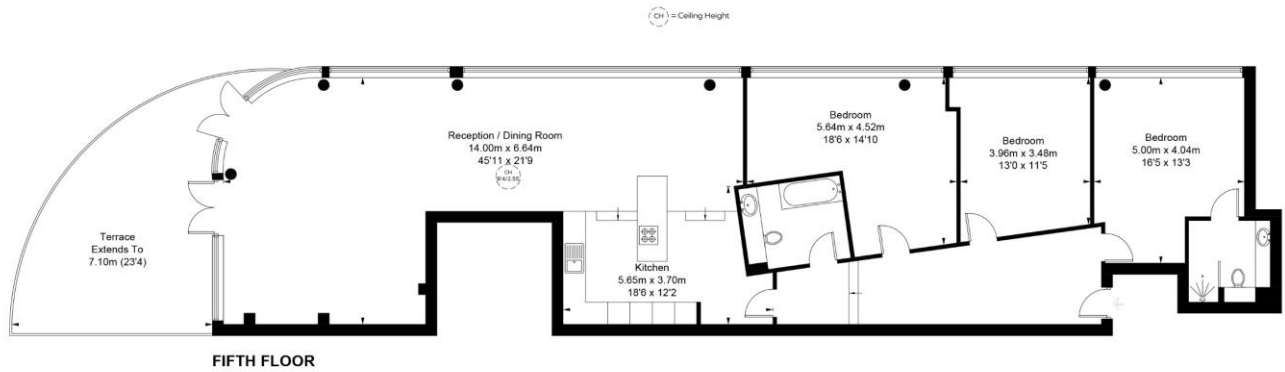
Tenure: Leasehold 987 years 10 months
Service Charge: £11,744
Ground Rent: £0 NA
Local Authority: Islington Council
Council Tax Band: H



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ICE WHARF, N1



APPROXIMATE GROSS INTERNAL AREA
FIFTH FLOOR = 1804 SQ FT / 167.6 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID975221)

