



# Waterside

Wharf Road, N1

Asking Price £900,000

A stunning over-sized one bedroom warehouse apartment located in an old Grade II listed Victorian printing factory benefitting from a high-specification finish and only moments from City Road and Old Street roundabout.



# Waterside

## Wharf Road, N1

- Impressive one bedroom Warehouse apartment
- Located within a Grade II listed Victorian printing factory
- Moments from Old Street
- High Specification finish
- Close to transport links



A stunning over-sized one bedroom warehouse apartment located in an old Grade II listed Victorian printing factory benefitting from a high-specification finish and only moments from City Road and Old Street roundabout. The property is bright with two huge original Critall windows flooding the space with light. The property comprises; a stunning generously sized open-plan living room with stunning high-specification fully-equipped kitchen making the space perfect for dining, relaxing and entertaining. The bedroom is generously sized with plenty of built-in wardrobe space. The bathroom is luxurious and contemporary, with high-end finishing sympathetically mirroring the style of the warehouse. Waterside is an old Victorian Printing factory, made up of a mixture of residential and commercial office units including an independent café all located from a cobbled courtyard located within the centre of the development. Wharf Road occupies a prominent position just off City Road overlooking the Wenlock Basin, affording superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, as do the buses on City Road, with the transport hub that is Kings Cross/ St Pancras International (Eurostar Terminus) just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The canal provides some scenic walks East towards London Fields, with Hoxton, Shoreditch & the City all within easy reach.

\*Please note a new lease of 999 years will be granted upon completion.

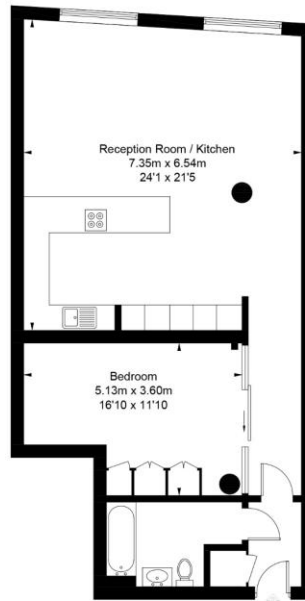
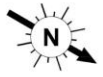
**Tenure:** Leasehold 999 years  
**Service Charge:** £5504  
**Ground Rent:** £0  
**Local Authority:** London Borough Of Hackney (Council Tax)  
**Council Tax Band:** H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Islington Sales

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# WATERSIDE, N1



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
FIRST FLOOR = 861 SQ FT / 80.0 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. (ID1086886)

