



{ WHARF ROAD LONDON N1
£675 PER WEEK AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Wharf Road London N1

£675 Per Week
Unfurnished

 2 Bedrooms
 1 Bathroom
 1 Reception

Features

- Two Bedrooms, - Large Bathroom, - Open Plan Reception, - Modern Kitchen, - Private Balcony, - Additional Storage, - Secure Development With Concierge, - Moments From Regents Canal, - Offered Unfurnished, - Council Tax - Band E

Council Tax

Council Tax Band E

Hamptons
97-99 Upper Street
Islington, London, N1 0NP
0207 359 5675
islingtonlettings@hamptons-int.com
www.hamptons.co.uk

The Property

A new and immaculately presented two bedroom apartment set within this new build modern development. Situated on the fifth floor the property boasts an open plan reception with modern fully fitted kitchen, all white goods including wine fridge and dishwasher, separate utility cupboard with storage, built-in wardrobes to the master bedroom and a private terrace with canal views. Benefiting from energy efficient heating system, underfloor heating throughout, lift access and concierge facilities. Conveniently located within a short walk of both Angel and Old Street tube, easy access into the City as well as the amenities, bars and restaurants of Upper Street, Islington.



THE MERCHANT BUILDING

Approximate Gross Internal Area

647 sq. ft. (60.1 sq. m.)



Drawn for illustration and identification purposes only
ID 1188657

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
How energy efficient does this building perform?		
	Current	Potential
92-100 A		
81-91 B	85	85
69-80 C		
55-68 D		
49-54 E		
45-48 F		
39-44 G		
35-38		
31-34		
22-30		
19-21		
13-18		
7-12		
1-6		
Not energy efficient - higher running costs		
England & Wales	EU Directive approved	

