



# Decorum Apartments

Wenlock Road, N1

Asking Price £700,000

A bright and well-proportioned 2 double bedroom apartment located on the fifth floor of a sought-after development moments from City Road and Old Street roundabout.

**CHESTERTONS**



# Decorum Apartments

3 Wenlock Road, N1

- 2 double bedrooms
- 2 bathroom
- Balcony
- Fifth Floor
- Moments from Old Street roundabout



A bright and well-proportioned 2 double bedroom apartment located on the fifth floor of a sought-after development moments from City Road and Old Street roundabout. The property is well-presented comprising; open-plan kitchen/living/dining space leading to a balcony, perfect for al-fresco entertaining; the two bedrooms are spacious with the master bedroom benefiting from copious amounts of built-in wardrobes and an en-suite shower room as well as a Juliette balcony; the second bedroom also has access to the balcony; the family bathroom is modern with a bath and over-head shower. Located on Wenlock Road, 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.

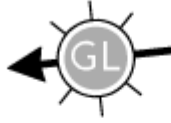
**Tenure:** Leasehold 239 years 8 months  
**Service Charge:** £3455  
**Ground Rent:** £400  
**Local Authority:** London Borough of Hackney  
**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

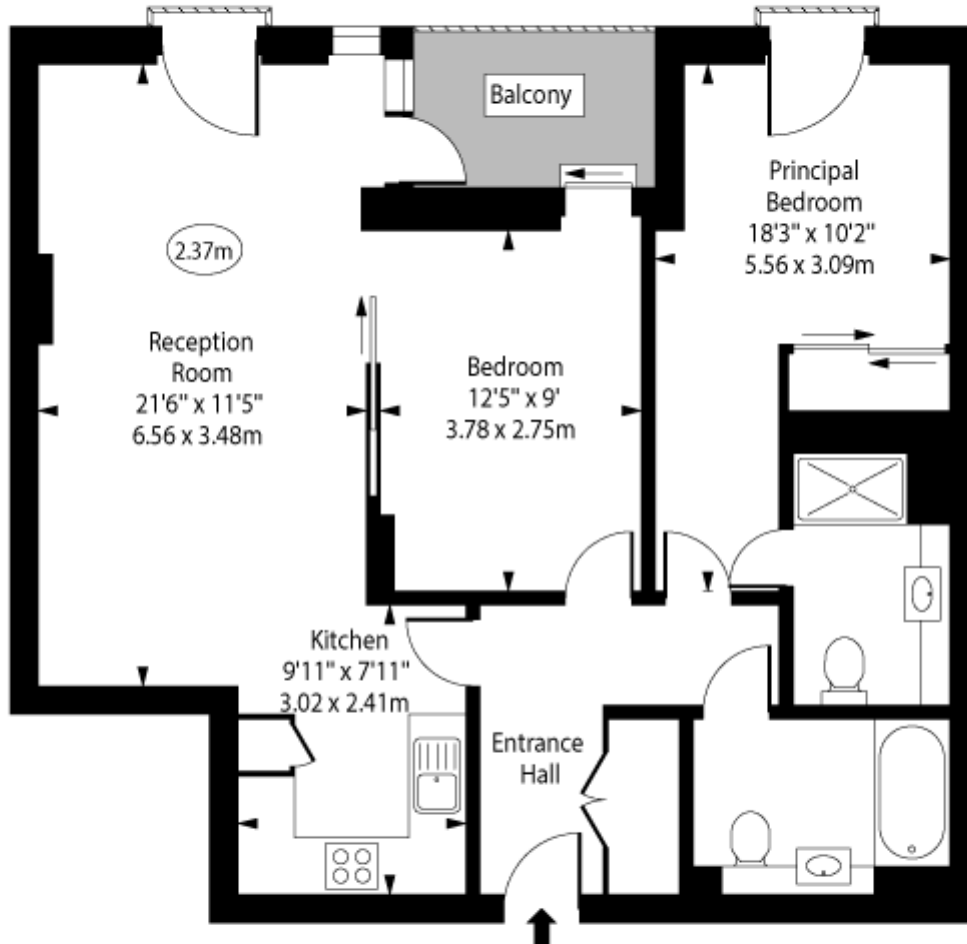
### *Chestertons Islington Sales*

327-329 Upper Street  
 Islington  
 London  
 N1 2XQ  
 islington@chestertons.co.uk  
 020 7359 9777  
 chestertons.co.uk

# Decorum Apartments, Wenlock Road, N1



○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area      800 Sq Ft - 74.32 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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