

Wharf Road, London N1

Guide price £450,000 Leasehold





Description

Exceptional 1-bedroom apartment in the coveted Cooper Building, Wharf Road N1. Prime canal-side location with excellent City, Shoreditch and Angel connectivity.

This beautifully appointed apartment offers a generous reception room, sleek fitted kitchen with premium integrated appliances, spacious bedroom with bespoke built-in wardrobes, contemporary bathroom suite, and elegant wood flooring throughout alongside abundant storage.

Residents enjoy 24-hour concierge services and tranquil communal gardens with picturesque canal views. Perfectly positioned just 0.5 miles from Old Street Station, providing seamless access to the City, vibrant Shoreditch and fashionable Angel/Upper Street



- 1 Bedroom
- 1 Bathroom
- 3rd floor
- Built-in wardrobes
- Communal garden

24 hour concierge
0.5 miles from Old Street Station
Approx. 499 sq ft (44.7 sq m)
EPC: B

Floorplan

499 sq ft | 46 sq m

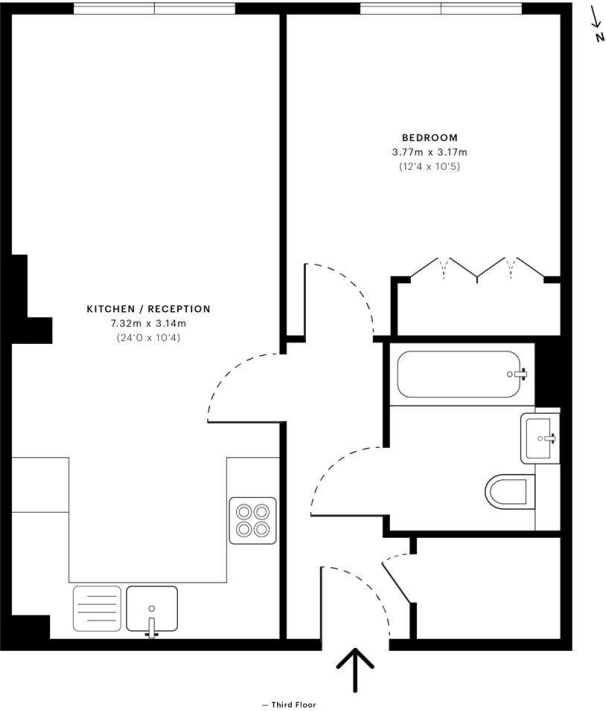


The Cooper Building, N1

CAPTURE DATE
15/04/2019

LASER SCAN POINTS
18,681,482

GROSS INTERNAL AREA
46.4 Sqm / 499.4 Sqft



GROSS INTERNAL AREA The footprint of the property 46.4 Sqm / 499.4 Sqft	NET AREA (INTERNAL) Excludes walls and external features 44.7 Sqm / 481.2 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 Sqm / 0.0 Sqft
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL
47.0 Sqm / 505.6 Sqft

IPMS 3C RESIDENTIAL
45.3 Sqm / 487.3 Sqft

SPEC ID:
5ca4cb72a2feb00af123e468

City
25 Walbrook The Walbrook
Building,
London EC4N 8AF
+4420 7337 4000

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