



Merchant Building, 38 Wharf Road, London N1 7GS

 **2 Bedroom**

 **1 Bathroom**

 **1 Reception Room**



Merchant Building, London N1

Leasehold (989 years remaining)

A beautifully proportioned 2nd floor apartment within the desirable Merchant Building, offering over 1,000 sq ft of contemporary living space with a private, tree-enclosed balcony.

Key Features

- 2 Bedrooms, 2 Bathrooms
- Service Charge: **£9,114.72**
- Allocated parking space
- Ground Rent: **£350**
- Concierge services
- Excellent transport links
- Council Tax: **F**
- EPC: **B**

Extending to an impressive 1,067 square feet, the apartment offers generously proportioned accommodation flooded with natural light. The two double bedrooms provide excellent flexibility for modern living, whether accommodating a growing family, creating a dedicated home office, or hosting guests. Both bathrooms are finished to a contemporary standard, reflecting the quality throughout this well-maintained building.

The private enclosed balcony represents a particular highlight, surrounded by mature trees that create a secluded outdoor sanctuary-a genuine rarity in central London.









Merchant Building

Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft

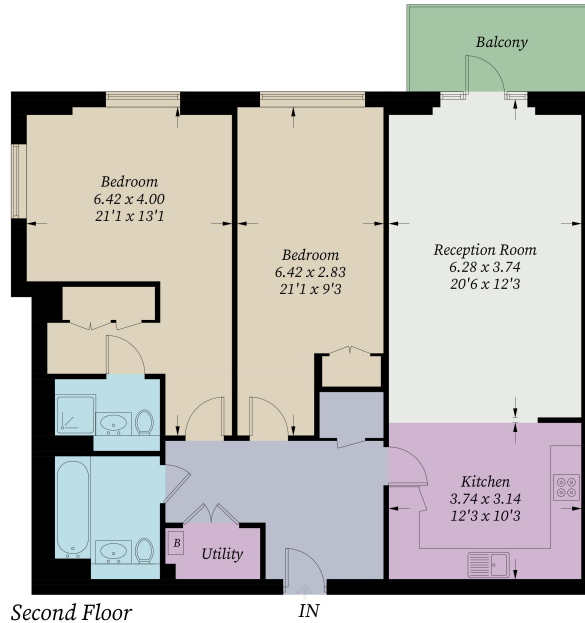


Illustration for identification purposes only; measurements are approximate,
not to scale. Fourlabs.co © (ID1341172)

Sales, Lettings & Property Management

residential.jll.co.uk

