



## THE MERCHANT BUILDING, WHARF ROAD, 2 BED APARTMENT

£3,700 PER MONTH

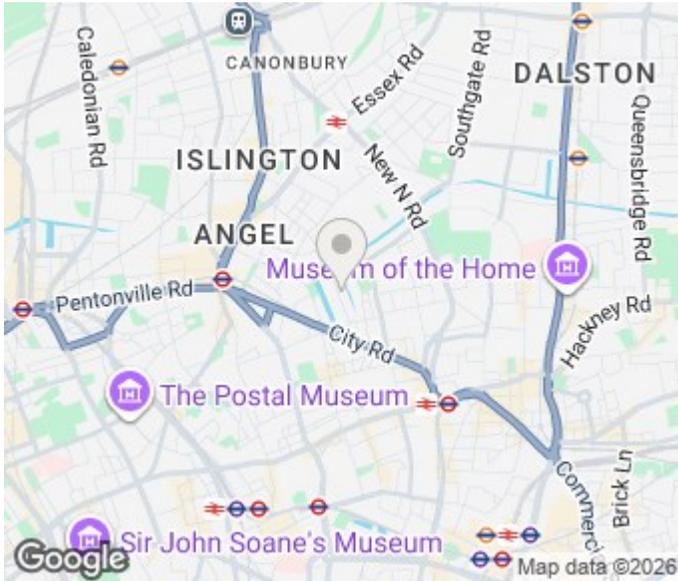
**\*LARGE PRIVATE TERRACE\*** An immaculately presented, newly built two-bedroom apartment set within a modern development.

Positioned on the fourth floor, the property features a spacious open-plan reception area with a sleek, fully fitted kitchen complete with integrated white goods, including a wine fridge and dishwasher. Additional highlights include a separate utility cupboard with ample storage, built-in wardrobes to the principal bedroom, and a private terrace offering tranquil canal views.

Further benefits include an energy-efficient heating system with underfloor heating throughout, lift access, and concierge services.

Ideally located within a short walk of both Angel and Old Street Underground stations, the apartment provides excellent access to the City, as well as the shops, bars, and restaurants of Upper Street and Islington.

**Hemmingfords**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings  
 34 Upper Street  
 London  
 N1 0PN

020 3890 7470  
 info@hemmingfords.co.uk  
 www.hemmingfords.co.uk

**Hemmingfords**