

## Cooper Building, Wharf Road, N1

Guide Price £800,000 to £845,000

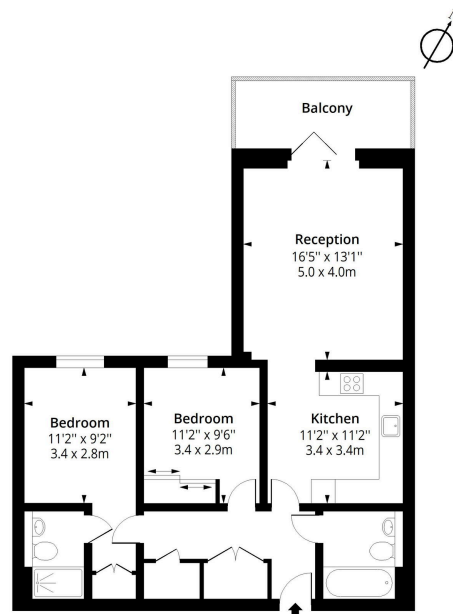
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- Quote MG1175 for all enquiries
- Guide Price of £800,000 to £845,000
- 2 Bedroom
- 2 Bathroom (1 ensuite)
- 1st Floor
- Courtyard & Canal Facing
- Underground Parking Space
- Concierge Facilities
- Communal Gardens & Roof Terrace
- Short Walk to Angel & Old Street Tube Stations

**Cooper Building, Wharf Road, N1**

Approx. Gross Internal Area 808 Sq Ft - 75.06 Sq M  
Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M



**First Floor**

Floor Area 808 Sq Ft - 75.06 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
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Located in the Cooper Building on the 1st floor with canal views and an allocated underground parking space, the apartment offers two generous double bedrooms, with the principal bedroom featuring fitted wardrobes and a modern en-suite. A contemporary kitchen with integrated appliances opens into a bright and spacious reception area, leading directly onto a private balcony overlooking the Wenlock Basin. A stylish family bathroom and excellent built-in storage.