



Wharf Road

Islington, N1

Asking Price £600,000

A bright and spacious one bedroom apartment located on the second floor within this landmark development. The property has superb living space and a balcony with spectacular views over the regent's canal.

CHESTERTONS



Wharf Road

Islington, N1

- One double bedroom
- Open-plan kitchen/living space
- Private balcony overlooking the canal basin
- Lift
- Close to transport links



A bright and spacious one bedroom apartment located on the second floor within this landmark development. The property has superb living space and a balcony with spectacular views over the regent's canal. Accommodation is well balanced and comprises; a large entrance hallway that leads to the principal bedroom; spacious open-plan kitchen/living space and access on to the canal facing balcony. Developed by London & Newcastle in 2008, 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 979 years 3 months

Service Charge: £6000

Ground Rent: £350

Local Authority: London Borough of Hackney

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

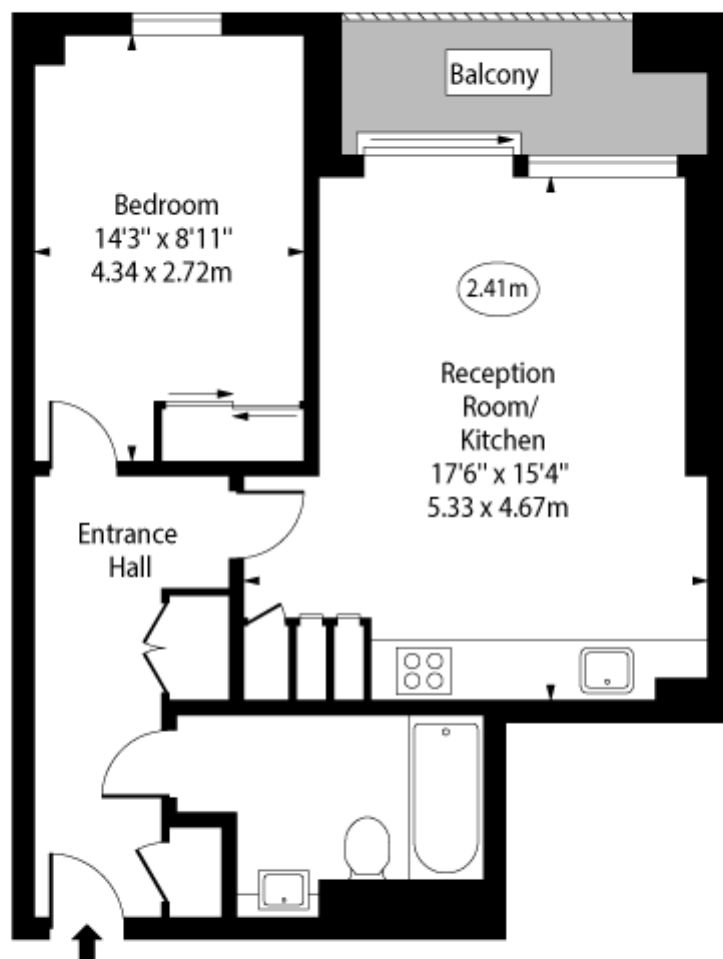
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○ - Ceiling Height



Second Floor

Approx Gross Internal Area 530 Sq Ft - 49.27 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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