



## **Cooper Building, 36 Wharf Road, London, N1 7GR**

**£715 Per Week**

THE COOPER BUILDING IS A CANALSIDE DEVELOPMENT LOCATED OFF CITY ROAD AND CLOSE TO BOTH ANGEL AND OLD STREET ALLOWING FOR ZONE 1 TRAVEL OR A SHORT WALK TO WORK.

This second floor apartment is set over 687 square feet and comprises a bright and spacious open plan reception with fitted kitchen, a double bedroom with en-suite shower room, a second smaller double and a family bathroom.

FURNISHED. AVAILABLE FROM 07.09.2026

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- COOPER BUILDING N1
- CANAL SIDE DEVELOPMENT
- LOCATED OFF CITY ROAD NEAR ANGEL
- ZONE 1 LOCATION FOR OLD ST & ANGEL STATIONS
- WALK TO UPPER STREET
- 2 BEDROOMS
- 2 BATHROOMS
- CONCIERGE
- WOODEN FLOORS TO ALL ROOMS
- FURNISHED

# Cooper Building, 36 Wharf Road, London, N1 7GR



COOPER BUILDING



BEDROOM



KITCHEN



BATHROOM



BEDROOM



RECEPTION

# Cooper Building, 36 Wharf Road, London, N1 7GR



COPPER BUILDING



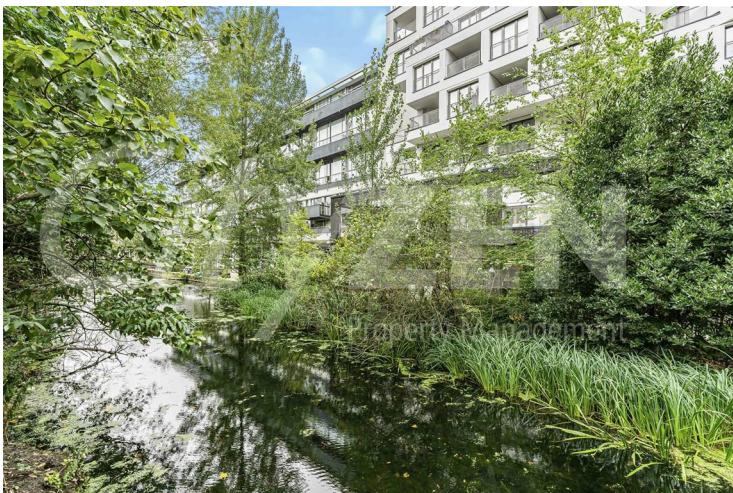
COOPER BUILDING



COOPER BUILDING



BEDROOM



CANAL SIDE DEVELOPMENT



BEDROOM

**Cooper Building, 36 Wharf Road, London, N1 7GR**



**BEDROOM**



**RECEPTION**



**EN-SUITE**



**RECEPTION**

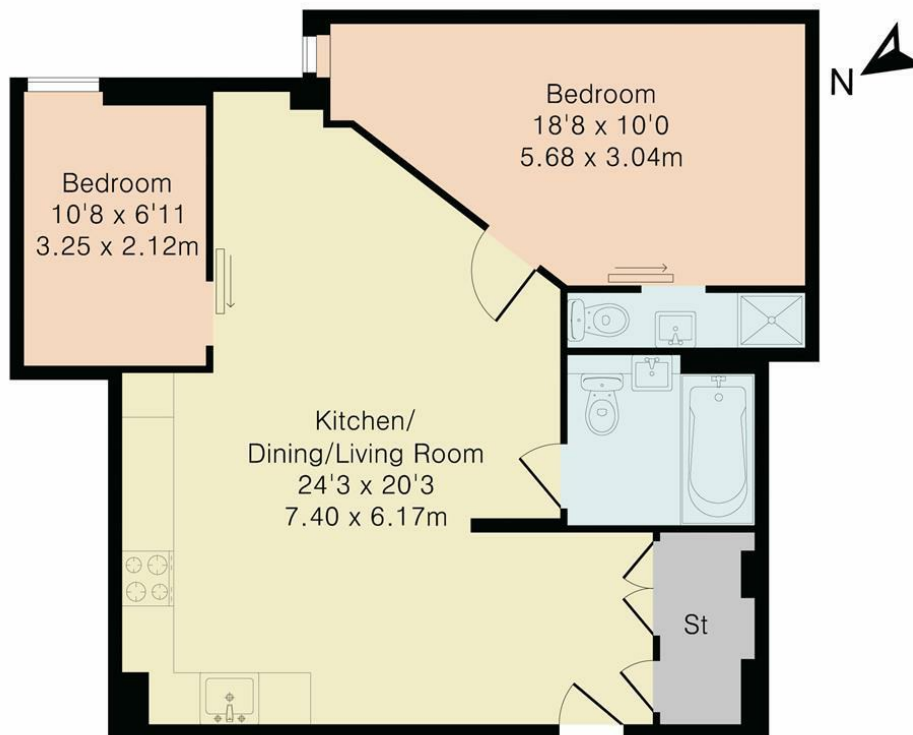


**RECEPTION**



**RECEPTION**

Approximate Gross Internal Area 687 sq ft – 64 sq m



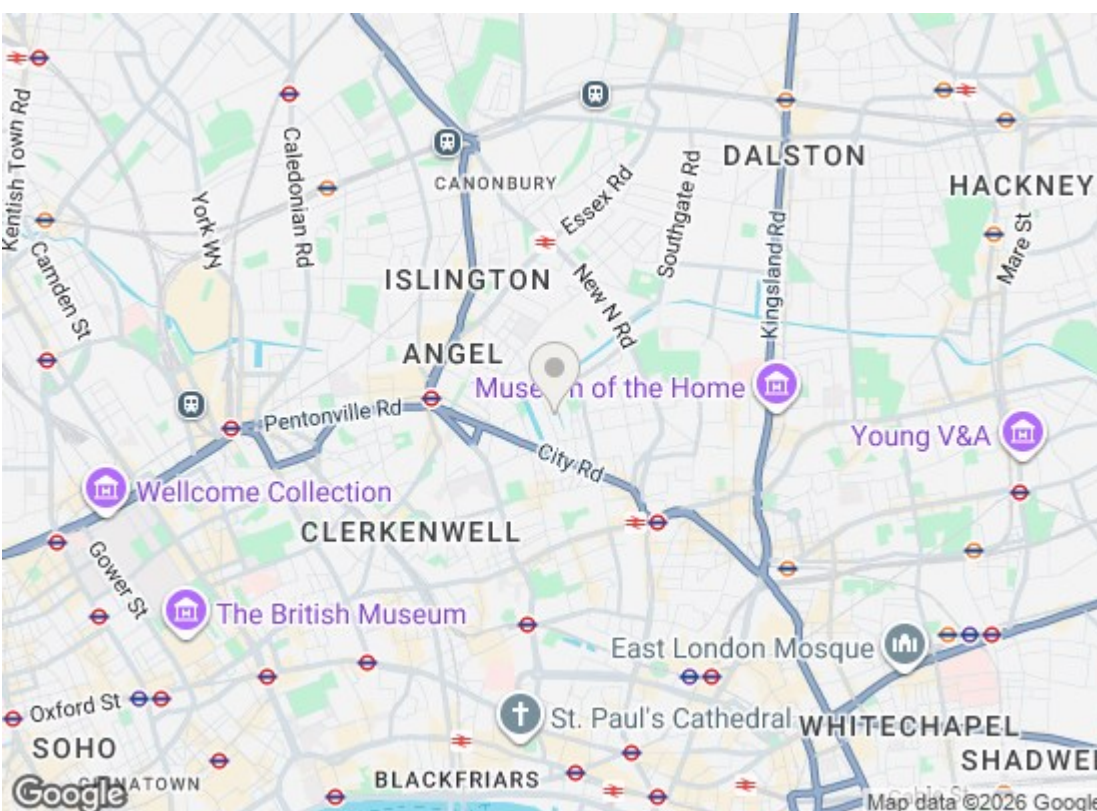
Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.