



# Royle Building

Wenlock Road, N1

Asking Price £925,000

Arranged on the third floor of the sought-after Royle Building on Wenlock Road is a wonderful, bright 2 bedroom spacious apartment with superb views over the basin and a secure allocated car parking space.

CHESTERTONS





# Royle Building

## Wenlock Road, N1

- 2 double bedrooms
- Spacious open-plan kitchen/dining/living space
- Dual aspect
- Warehouse living
- Impressive views
- Superb transport links
- Secure allocated parking
- Private wharf space for Royal Building and neighbours





Arranged on the third floor of the sought-after Royle Building on Wenlock Road is a wonderful, bright 2 bedroom spacious apartment with superb views over the basin and a secure allocated car parking space. The property is well-proportioned comprising; semi-open plan living/kitchen/dining space benefitting from floor to ceiling original Crittall doors with outstanding views across the basin; the kitchen is modern and fully-fitted; the two bedrooms are both generously sized and the bathroom is modern with a bath and overhead shower. Originally built as a print works factory, the impressive Royle Building was converted into loft apartments in the late 1990s and completed in 2000, to a design by Davy Smith Architects. The building has a porter, and lift access. Wenlock Road is within walking distance of both Old Street and Angel tube stations. The property is extremely well positioned for access to Angel, the City, Hoxton, Shoreditch and Old Street. Transport can be found at Angel Underground (Northern Line) & Old Street (Northern Line), both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International.

**Tenure:** Leasehold 97 years 3 months

**Service Charge:** £4000 There is an additional SC of £1000 for the parking space

£400 The ground rent doubles every 25 years. There is an additional

**Ground Rent:** £100 GR for the parking space.

**Local Authority:** London Borough of Hackney

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

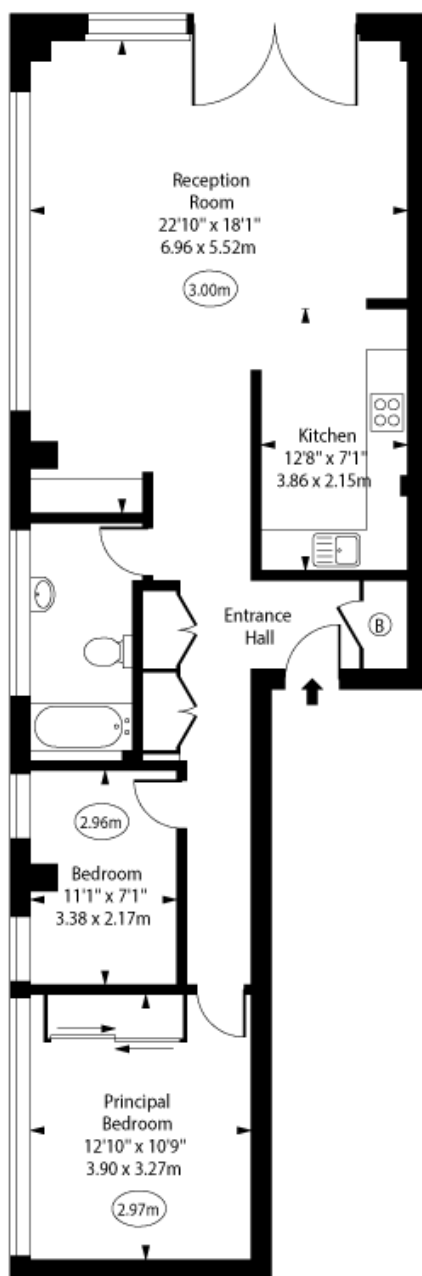
islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

# Royle Building, Wenlock Road, N1

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 858 Sq Ft - 79.71 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.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 029882J



This paper is  
100% recyclable