



The Cube Building, Wenlock Road, London, N1 7GT

£661,000

A 2 double bedroom 2 bathroom apartment for sale on the second floor of this award winning development 'THE CUBE APARTMENTS' N1, located just off City Road and situated between the Regents Canal and Shepherdess Walk.

Open plan living room with luxury fitted kitchen, access to spacious terrace, heated wooden flooring, 2 double bedrooms and 2 luxury bathroom suites.

Old Street tube station, cafes, host of local shops and main supermarkets are a short walk away.

Day concierge.

Service charge £6100 per annum
Ground rent £500 per annum
Lease: 994 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 2 Double bedrooms
- Very high specification
- Day concierge
- Spacious terrace
- 2nd floor apartment
- Chain free
- Canal side development
- 2 Luxury bathroom suites
- Host of cafes & shops nearby
- Walk to Old Street tube station

The Cube Building, Wenlock Road, London, N1 7GT



THE CUBE BUILDING



EN SUITE SHOWER ROOM



MASTER BEDROOM



BEDROOM 2



MASTER BEDROOM



BEDROOM 2

The Cube Building, Wenlock Road, London, N1 7GT



RECEPTION ROOM



RECEPTION ROOM



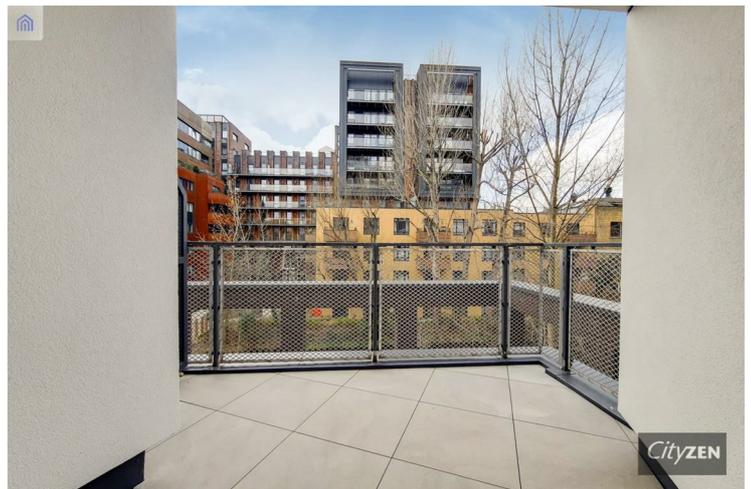
RECEPTION ROOM



VIEW FROM TERRACE



KITCHEN



TERRACE

The Cube Building, Wenlock Road, London, N1 7GT



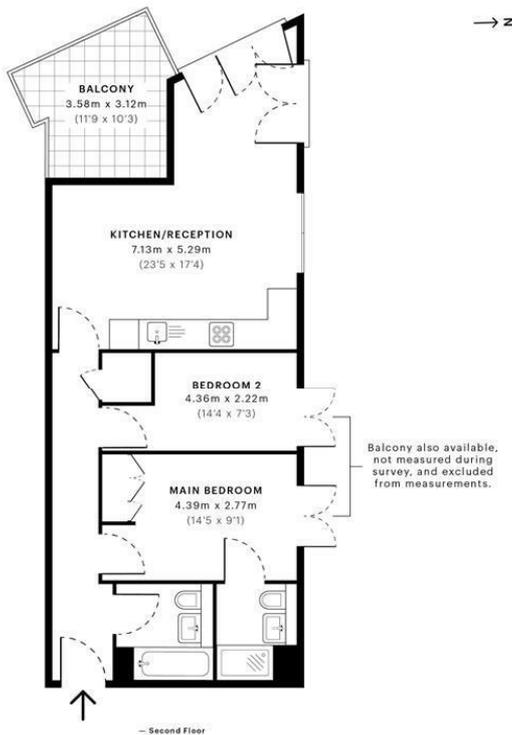
BATHROOM



THE CUBE BUILDING



SHEPHERDESS WALK PARK



GROSS INTERNAL AREA (GIA)
The footprint of the property
66.27 sqm / 713.32 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, restricted head height
63.72 sqm / 685.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.70 sqm / 82.88 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft

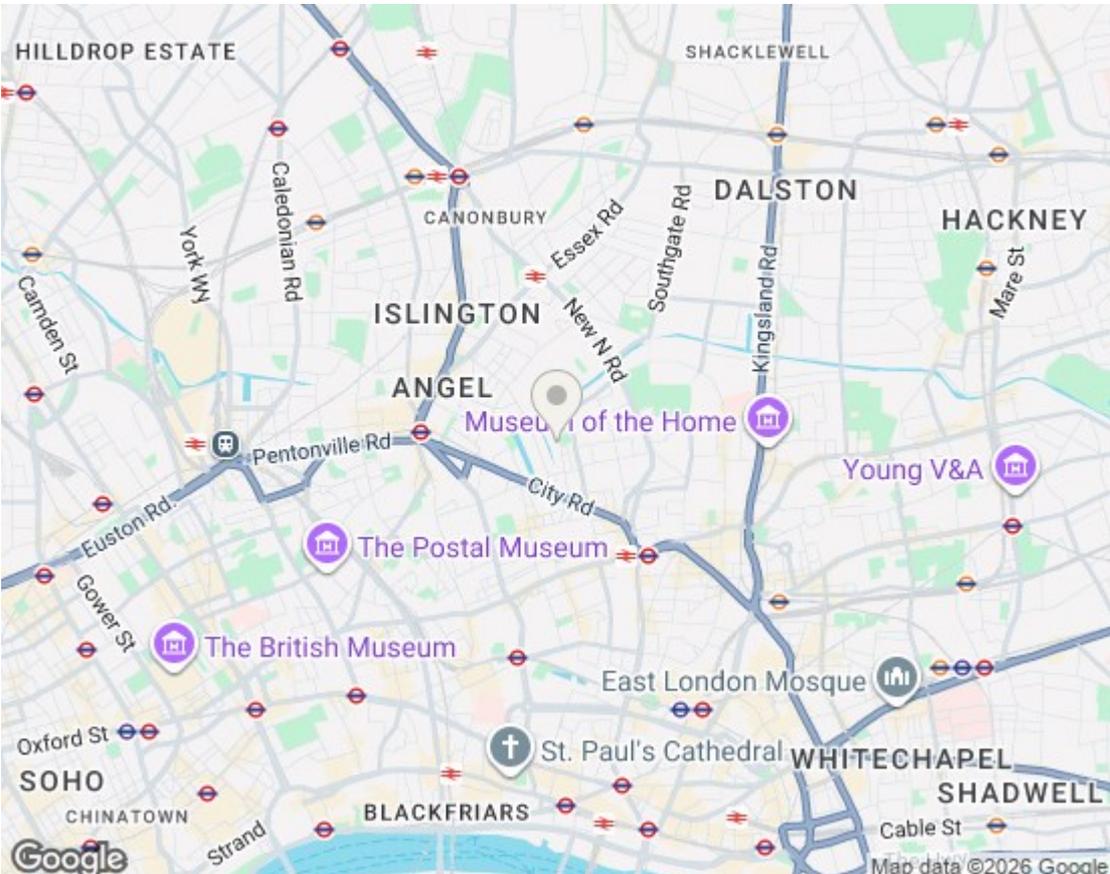
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 73.25 sqm / 789.53 sqft
IPMS 3C RESIDENTIAL: 71.43 sqm / 768.87 sqft

WFO ID: 622629245-21eb9d6d8b02e12



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.