

Decorum Apartments

3 Wenlock Road, N1

Offers in excess of £700,000

A bright, spacious and stylish 2 double bedroom apartment with its own private balcony located on the fourth floor of a sought-after modern development moments from City Road, Angel station & Old Street station.

CHESTERTONS









Decorum Apartments

3 Wenlock Road, N1

- Modern fourth floor apartment
- 2 double bedroom
- Private balcony
- Large open plan living/dining/kitchen space
- Underfloor heating throughout
- Car free property
- Moments from City Road, Angel station & Old Street station

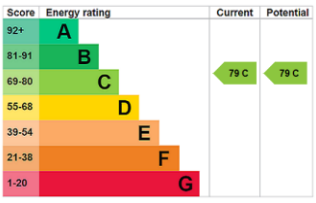


A bright, spacious and stylish 2 double bedroom apartment with its own private balcony located on the fourth floor of a sought-after modern development moments from City Road, Angel station & Old Street station.

This well proportioned home with underfloor heating throughout comprises, a welcoming entrance hall with storage, a open plan reception/dining. kitchen space with built in modern appliances, room for a family dining table and direct access from the living space to a private balcony which is canal facing. There is a large principal bedroom with Juliette balcony, a separate dressing room area with built in wardrobes and modern ensuite shower room. 2nd double bedroom with pocket door to the living space and further access to the private balcony and a family bathroom that is fully tiled. *This is a car free property*

Located on Wenlock Road, 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.

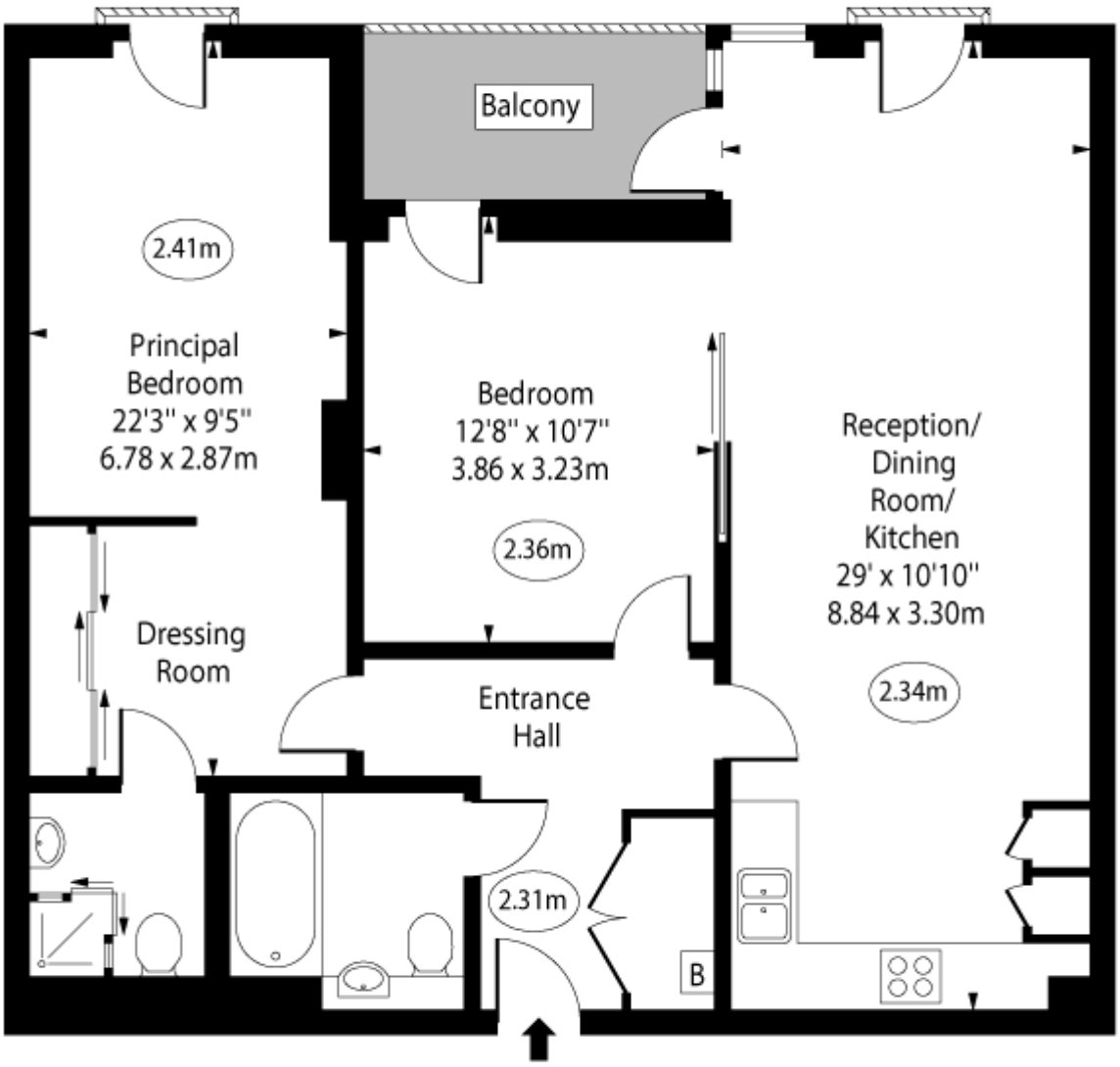
Tenure: Leasehold 238 years 8 months
Service Charge: £4126.68 Includes sinking fund contribution of £741.34
Ground Rent: £400
Local Authority: Hackney
Council Tax Band: E



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Decorum Apartments, Wenlock Road, N1



Fourth Floor

Approx Gross Internal Area 850 Sq Ft - 78.97 Sq M

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