



THE WENLOCK, WHARF ROAD, ANGEL, N1
£700,000 LEASEHOLD

**A 749 SQ. FT. TWO BEDROOM, TWO BATHROOM
APARTMENT WITH PRIVATE BALCONY SET WITHIN A
TRANQUIL DEVELOPMENT WITH CANAL-SIDE VIEW**

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DESCRIPTION:

Spanning 749 sq. ft., this attractive two-bedroom, two-bathroom apartment with private balcony and dual aspect is set within the popular Wharf Road development with a stunning canal-side view.

This stunning two-bedroom flat is placed within a prestigious modern canal-side development close to the hustle and bustle of Upper Street. The property boasts desired dual-aspect views while being found on the fourth floor and also comprises an exceptionally spacious reception room with ample space for dining, sleek open-plan kitchen with smart integrated appliances and access to the Canal facing balcony, a double bedroom with fitted wardrobe and an en-suite shower room, a second bedroom with fitted wardrobes, a three-piece family bathroom with bathtub, and a communal garden. The property has concierge and is securely placed on Wharf Road which is situated just off City Road in close proximity to the fabulous selection of shops, bars and restaurants of Upper Street and within easy reach of the City. For those wishing to travel into central London, Angel Underground Station (Northern Line) is the nearest.

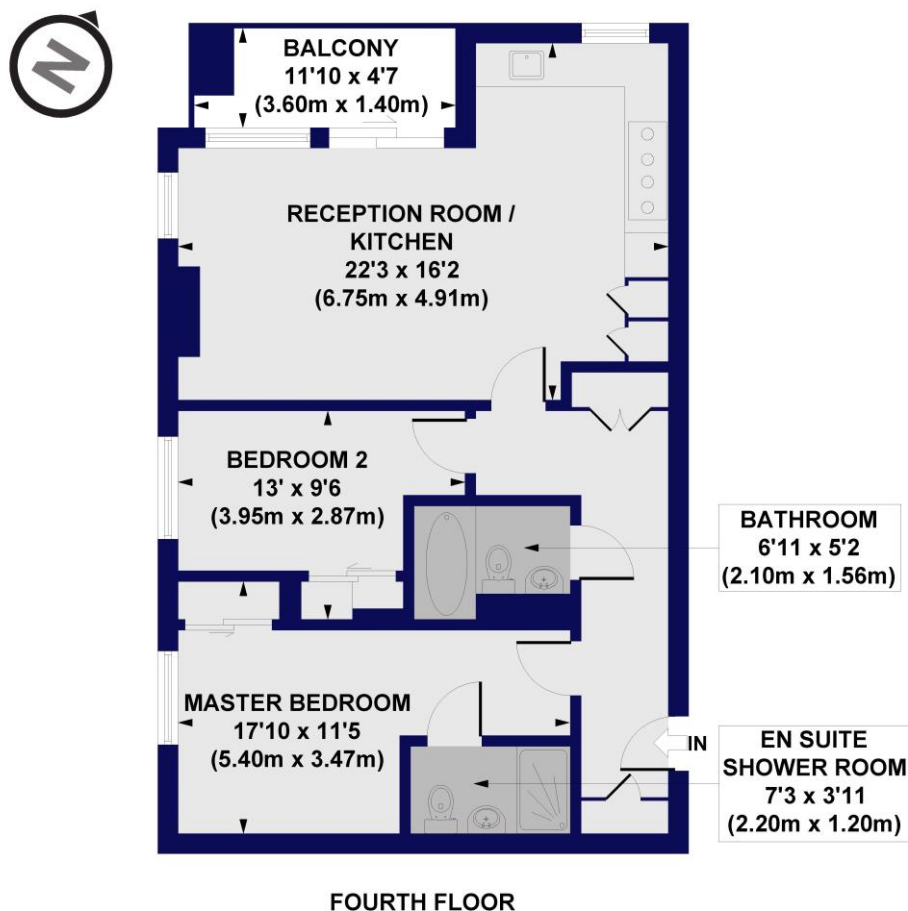
Wharf Road is situated in close proximity to all the amenities of Upper Street and within easy reach of the City. For those wishing to travel into central London, Angel Underground Station (Northern Line) is only 0.5 miles away.

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The Wenlock, Wharf Road, N1
 Approx. Gross Internal Floor Area 749 sq. ft / 69.58 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250455>

Tenure: Leasehold

Term: 978 year and 5 months

Service Charge: £5758.96 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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