

UNION WHARF, WENLOCK ROAD, LONDON, N1
£1,200,000 SHARE OF FREEHOLD

A TRULY UNIQUE AND ELEGANTLY DECORATED LOFT STYLE APARTMENT WITH BALCONY LOCATED IN THE UNION WHARF

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DESCRIPTION:

This tastefully decorated 1,173 sq. ft. duplex apartment offers two bedrooms, two bathrooms, open plan living room/ kitchen, double heighten floor to ceilings windows, and is set within the much sought after Union Wharf Development with balcony overlooking the leafy Shepherdess Walk Park. The apartment is bright and spacious providing a serene environment.

The lower level boasts a breath-taking open-plan living area that has been meticulously refurbished to suit modern lifestyle. At the front of the apartment, you'll find a welcoming reception area with access to a balcony offering leafy views of the Shepherdess Walk Park. Completing this floor is a three-piece family bathroom with bathtub and a wide entrance hall. Upper floor hosts two bedrooms and a shower room. The generously sized en-suite bedroom features built in wardrobe.

Included with the apartment is a share of the freehold and access to a dedicated concierge service.

This location benefits from tranquillity as it is situated on a no-through road. Conveniently, Old Street tube station is approximately 0.7 miles, providing easy access to the City. The vibrant Upper Street and the charming Angel neighbourhood is also under 1 mile away from the development, offering an array of exceptional shops, bars, and restaurants.

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Floor 0



Floor 1

flyp

Approximate total area[®]

109 m²
1173 ft²

Balconies and terraces

6.36 m²
68.46 ft²

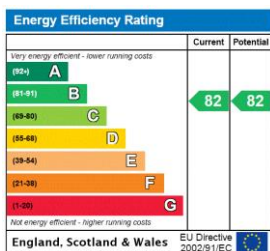
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.



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