

hotblack desiato

ESTATE AGENTS

WENLOCK STREET, N1 7QW

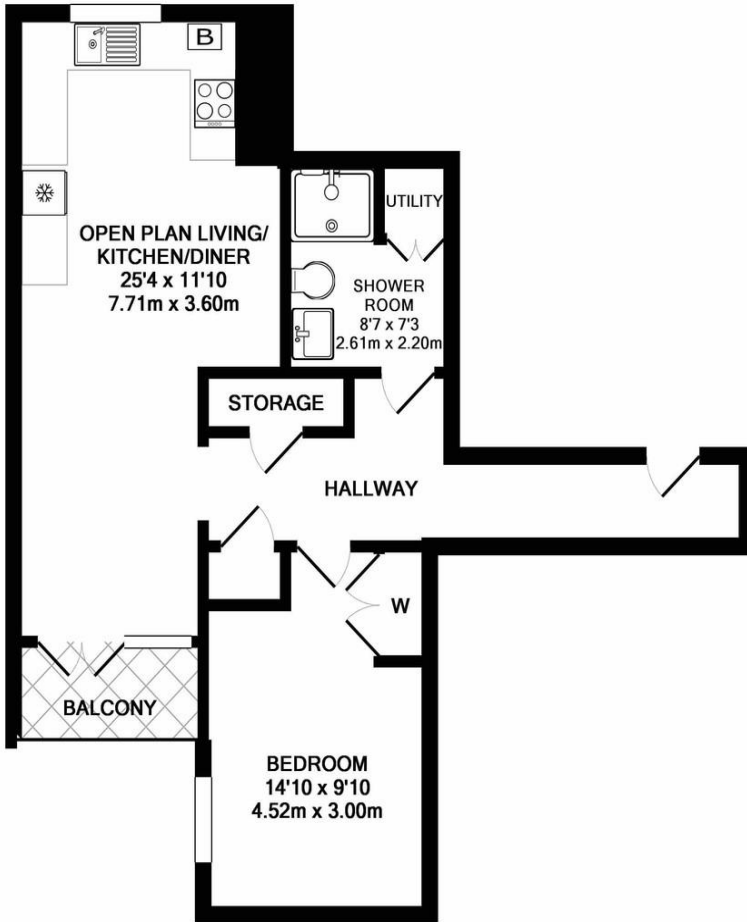
£450,000



An attractive and well proportioned 1 bedroom apartment on the 2nd floor of a 2010 built block. The flat features a spacious open plan living / dining room and well equipped kitchen, a balcony, timber flooring and a contemporary, recently installed (2018) shower room. Wenlock Street is quiet yet centrally located. It is convenient for access into the City and the fashionable hotspots of Angel, Hoxton and Shoreditch. Old Street station is nearby and the Regent's canal towpath, and wide open spaces at Shoreditch Park, are only a few minutes' walk away.

- SECOND FLOOR
- DOUBLE BEDROOM
- SUPERB SHOWER ROOM
- OPEN PLAN LIVING/KITCHEN/DINING
- BALCONY
- CENTRAL LOCATION
- Leasehold (117 Years Remaining)
- Service Charge: £1743 p/a
- Ground Rent: £200
- Council Tax: £1,344 (Band C)
- Approx. 575 sq ft
- Rental Estimate: £425 p/w





TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.7 SQ.M.)

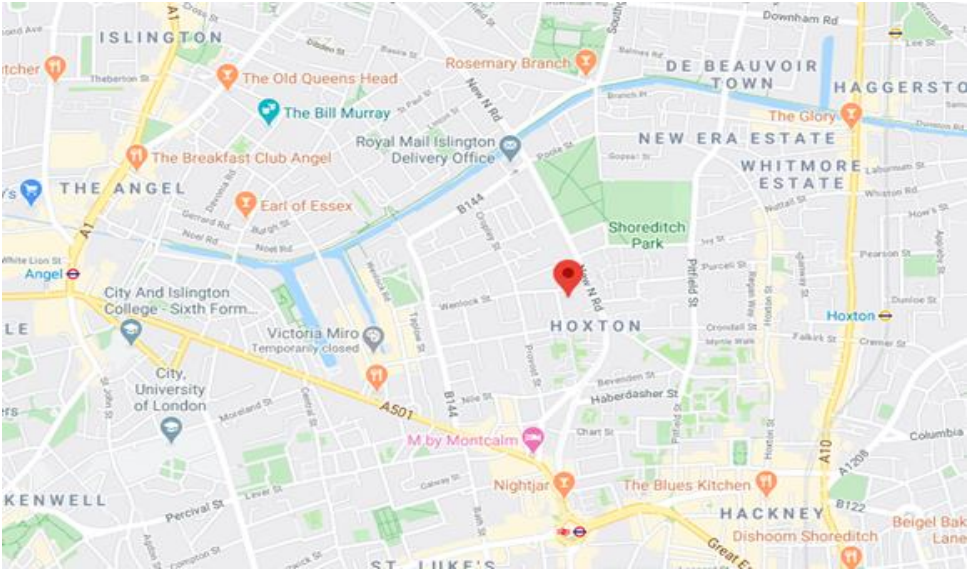
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

INSIDER'S GUIDE - a perspective from the present owner

A great city hideout with quick access to all the exciting and trendy bars and restaurants, shops, small little streets with hidden little cafes and bars, walking distance to the Columbia Rd flower market or along the quiet and beautiful canal to Broadway market.



TRANSPORT LINKS

Old Street station (Great Northern) is approximately 0.5 miles away.

Hoxton station (Overground) is approximately 0.8 miles away.

Angel station (Northern Line) is approximately 1.1 miles away.

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