



The Royle Building, Wenlock Road, N1 7SH

Asking Price: £800,000 Leasehold

**1 Total Bedroom | 1 Reception Room | 1
Bathroom**

- Second floor
- Double bedroom
- Open plan kitchen
- High ceilings
- Concierge
- Underground bike storage
- 100 years on Lease
- Service charge £3,390p/a
- Ground rent £200 p/a
- Approx. 855 sq.ft.
- EPC rating C {81/84}

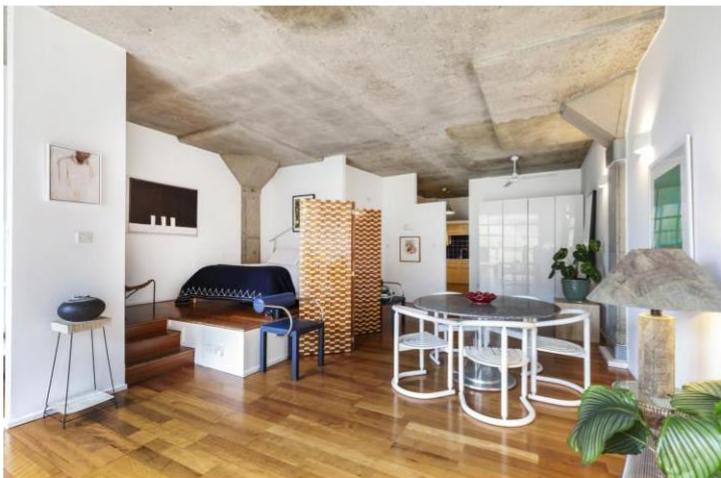
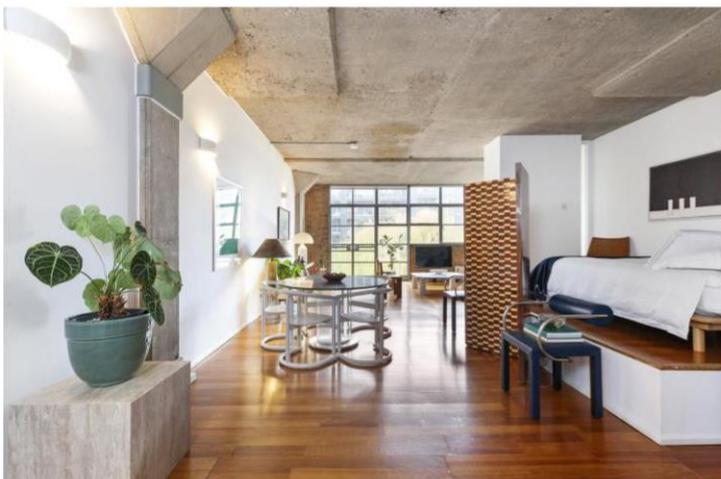


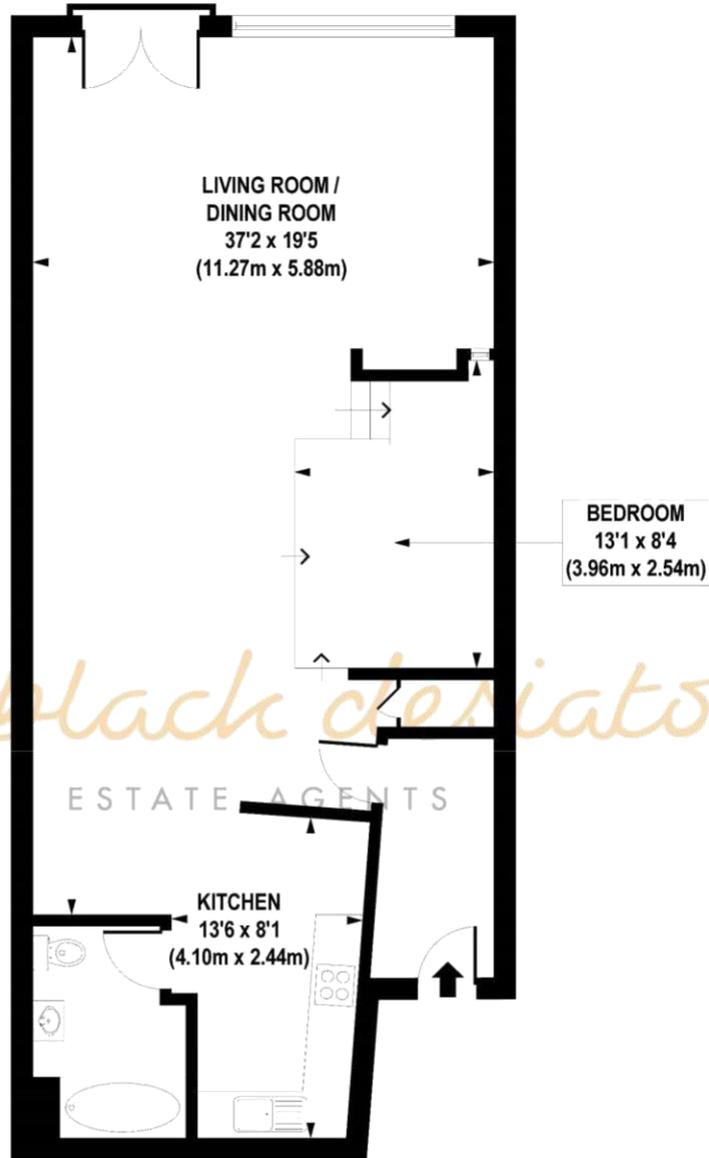
The Royle Building, Wenlock Road, London, N1 7SH

A superb loft apartment overlooking a picturesque corner of the Regent's Canal and Wenlock Basin and positioned within the Royle Building, a former Print Works Factory on Wenlock Road N1.

This landmark building was converted into one of the area's first 'loft-style' residential buildings in 1997. Residents enjoy well maintained communal areas, with original terrazzo flooring, a passenger lift to all floors, a canal side seating area, daytime concierge and underground bike storage.

This large and flexible canal-facing apartment spans 855 sq/ft and retains much of the building's industrial heritage, with features including exposed brickwork, high ceilings, large floor to ceiling Crittall windows overlooking the canal, and imposing concrete columns and ceiling. This adaptable property comprises of an open plan kitchen, a family bathroom, and an exceptional open-plan reception/entertaining space with a raised area currently used as the bedroom.





SECOND FLOOR

APPROX. GROSS INTERNAL AREA FLOOR 855 sq. ft / 79.44 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

