



## Wenlock Street, N1 7QW

Asking Price: £400,000 Leasehold

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

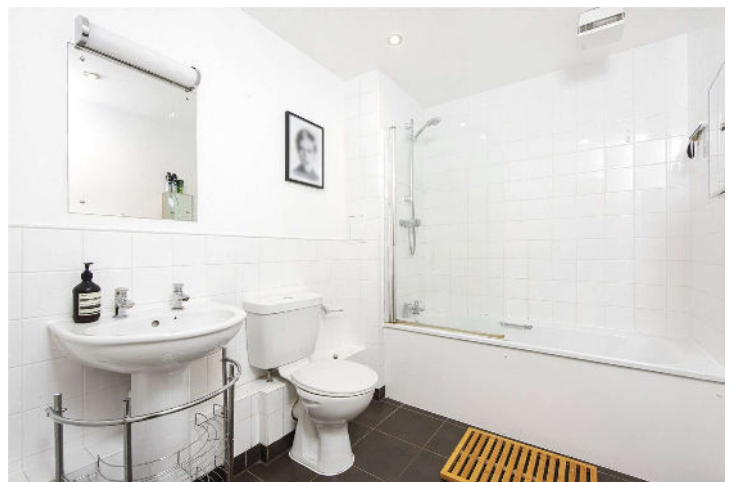
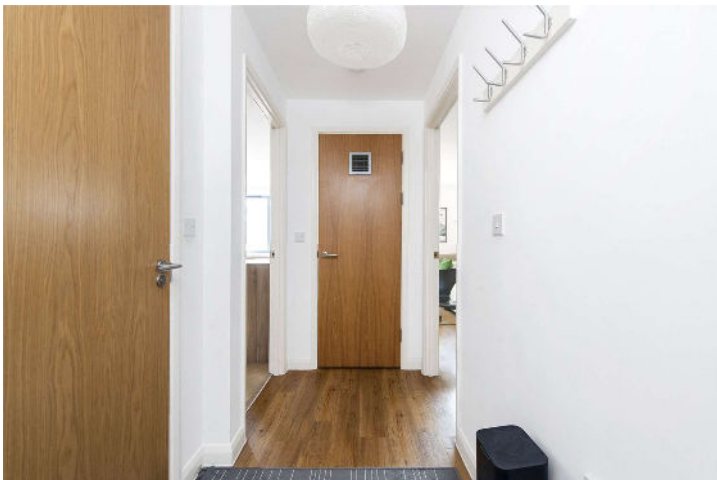
A great city hideout with quick access to all the exciting and trendy bars and restaurants, shops, small little streets with hidden little cafes and bars, walking distance to the Columbia Rd flower market or along the quiet and beautiful canal to Broadway market.

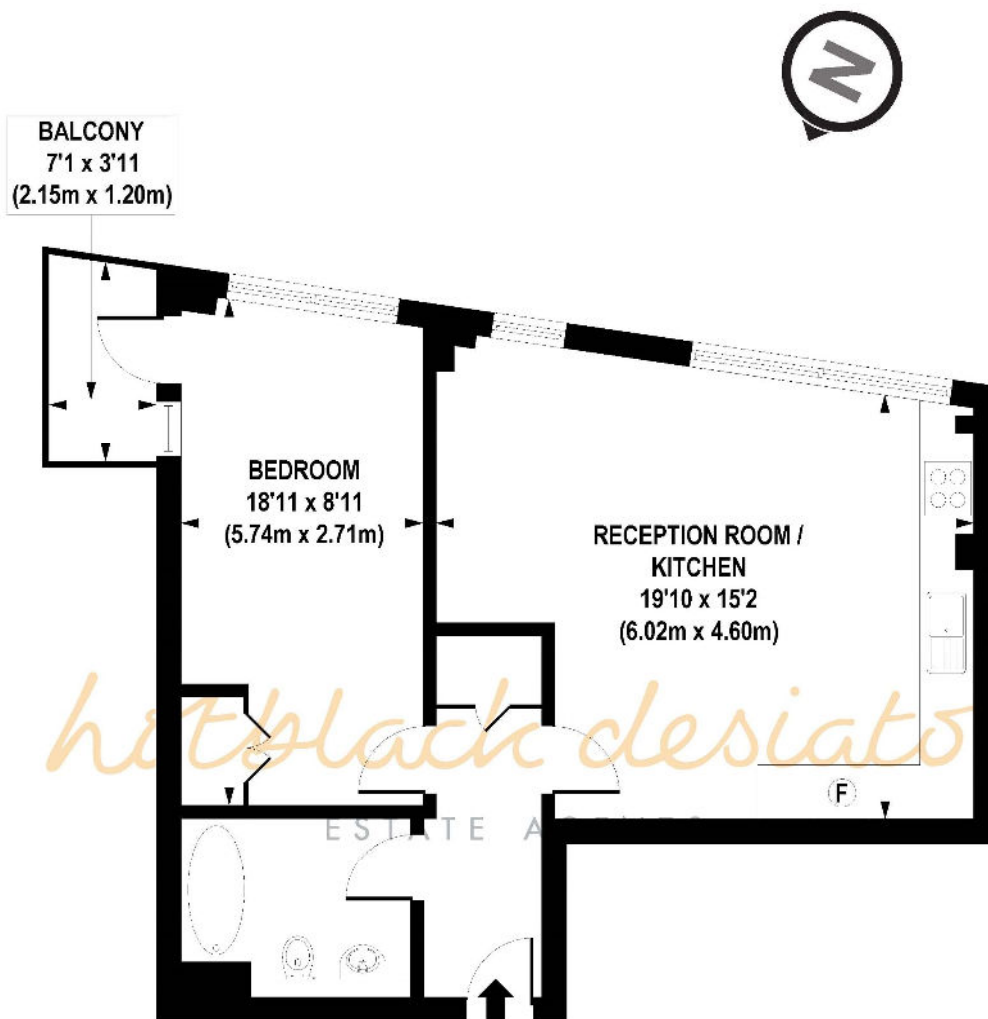
- Leasehold 114 years
- Upper floor
- Modern 1 bed apartment
- 588 sq.ft.
- Service Charge £2,240 p/a
- Ground Rent £200 p/a
- EPC Rating B – 83/83
- Council Tax Band C



## Wenlock Street, N1 7QW

An attractive and well proportioned one bedroom apartment on the 3rd floor of a 2010 built block. The flat features a spacious open plan living / dining room and well equipped kitchen, and balcony. 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.





THIRD FLOOR

**APPROX. GROSS INTERNAL AREA FLOOR 588 sq. ft / 54.67 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 RICS 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.

