

UNION WHARF, WENLOCK ROAD, LONDON, N1
£1,300,000 SHARE OF FREEHOLD

**A TRULY UNIQUE AND ELEGENTLY DECORATED
LOFT STYLE APARTMENT WITH BALCONY LOCATED
IN THE UNION WHARF DEVELOPMENT**

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

This tastefully decorated 1,173 sq. ft. duplex apartment offers two bedrooms, two bathrooms, open plan living room/ kitchen, double height 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.

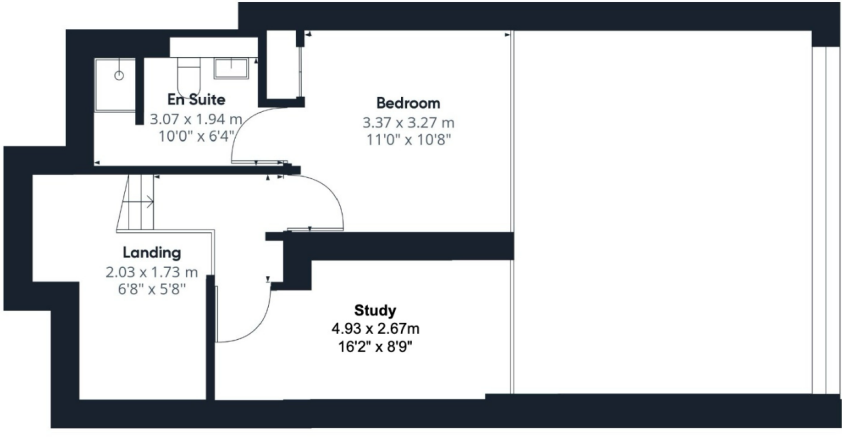
Winkworth



Winkworth



Floor 0



Floor 1

Approximate total area⁽¹⁾
109 m²
1173 ft²

Balconies and terraces
6.36 m²
68.46 ft²

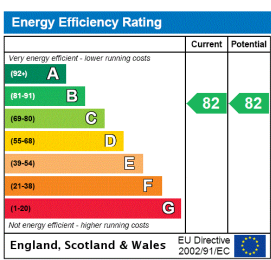
(1) Excluding balconies and terraces

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.

GIRAFFE360

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.



Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.