



**SPENLOW APARTMENTS, WENLOCK ROAD, LONDON, N1  
£208,750 LEASEHOLD**

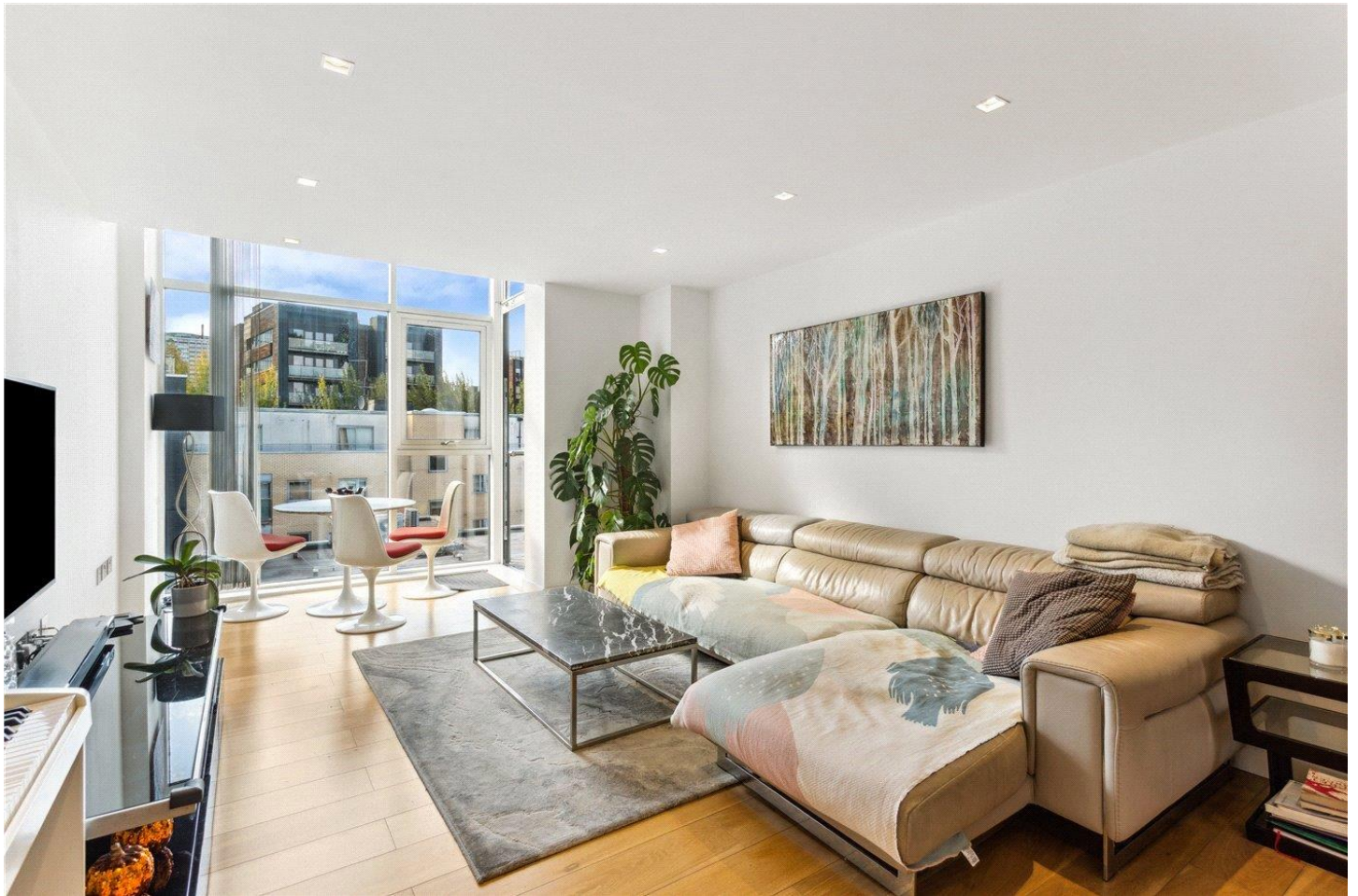
## **A FANTASTIC TWO BEDROOM TWO BATH APARTMENT MOMENTS FROM REGENTS CANAL**

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## DESCRIPTION:

25 % Shared Ownership, prospective buyers will need eligibility approval prior to viewing. Spanning over 800sqft on the 5th floor of this modern development is this wonderful two bedroom, two bathroom apartment. Accommodation consists of two double bedrooms, the master bedroom including inbuilt storage as well as a contemporary-style en suite bathroom. The open plan kitchen/living room is flooded with natural light, benefitting from integrated appliances and leads out to a West-facing balcony. The property is completed with a family bathroom and has access to concierge.

Spelow Apartments is ideally located right in the middle of Shoreditch, Islington and Clerkenwell. With Angel and Upper Street close by there is a plethora of famous boutiques, cafes, bars and restaurants. The transport links are unparalleled with direct links to the City and the West End via the many bus routes along City Road. Moreover, the Northern line at Old Street is 0.5 miles away as is the Overground. Furthermore, Liverpool Street and the City are also within walking distance. With Regent's Canal and Shoreditch Park nearby there are plenty of stunning open spaces to relax in as well.

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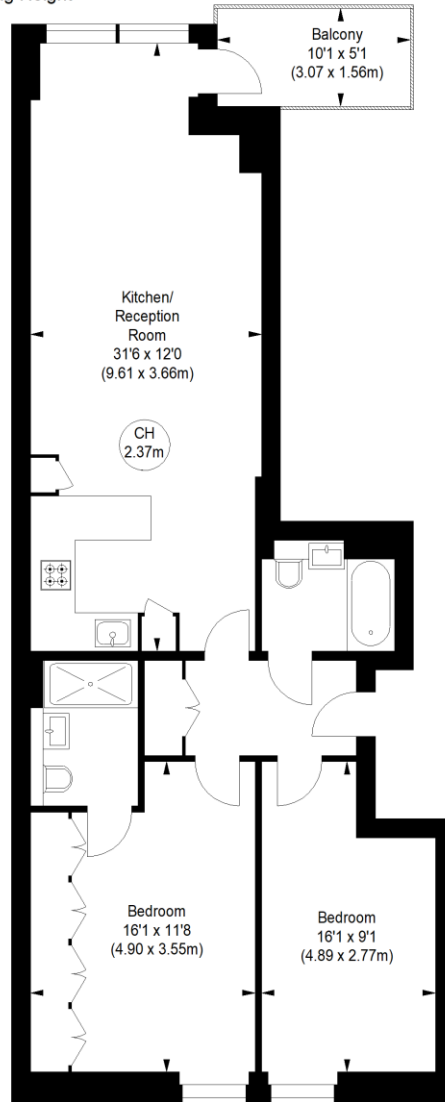


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Approximate gross internal area  
819 sq ft / 76.09 sq m

Key :  
CH - Ceiling Height



## SECOND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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