



A rare two bedroom and two bathroom with an exceptional roof terrace

The Cooper Building, 36 Wharf Road, London, N1

£900,000 Leasehold (990 years remaining)



Reception • Kitchen • 2 bedrooms • Bathroom • 800 sq ft roof terrace • Ported development • Close to restaurants and amenities • Located near to excellent transport links • EWS1 approved

Local Information

Located on the borders of Islington and Hackney a stone's throw from London's bustling Old Street district. Everything is within easy reach -the fabled Square Mile, countless restaurants, bars and boutique hotels. City Wharf is 0.5miles from two Northern Line stations, Angel and Old Street and one mile from Shoreditch High Street served by the Overground Line.

About this property

A stylish two bedroom apartment with a huge private roof terrace set within a bold and distinctive boutique development in Islington. Offering approximately 733 sq ft of internal living space, large windows that creates a plethora natural light and feeling of space. The apartment hosts an open plan style kitchen and reception room leading directly onto a 800 sqft wrap around private terrace, a generous principal bedroom, fitted wardrobes, a two bathrooms. Other benefits 24hour concierge, communal roof terrace, landscaped communal courtyard gardens, underfloor heating, ample storage, bicycle storage and a lift.

Tenure

Leasehold(990 years remaining)

Local Authority

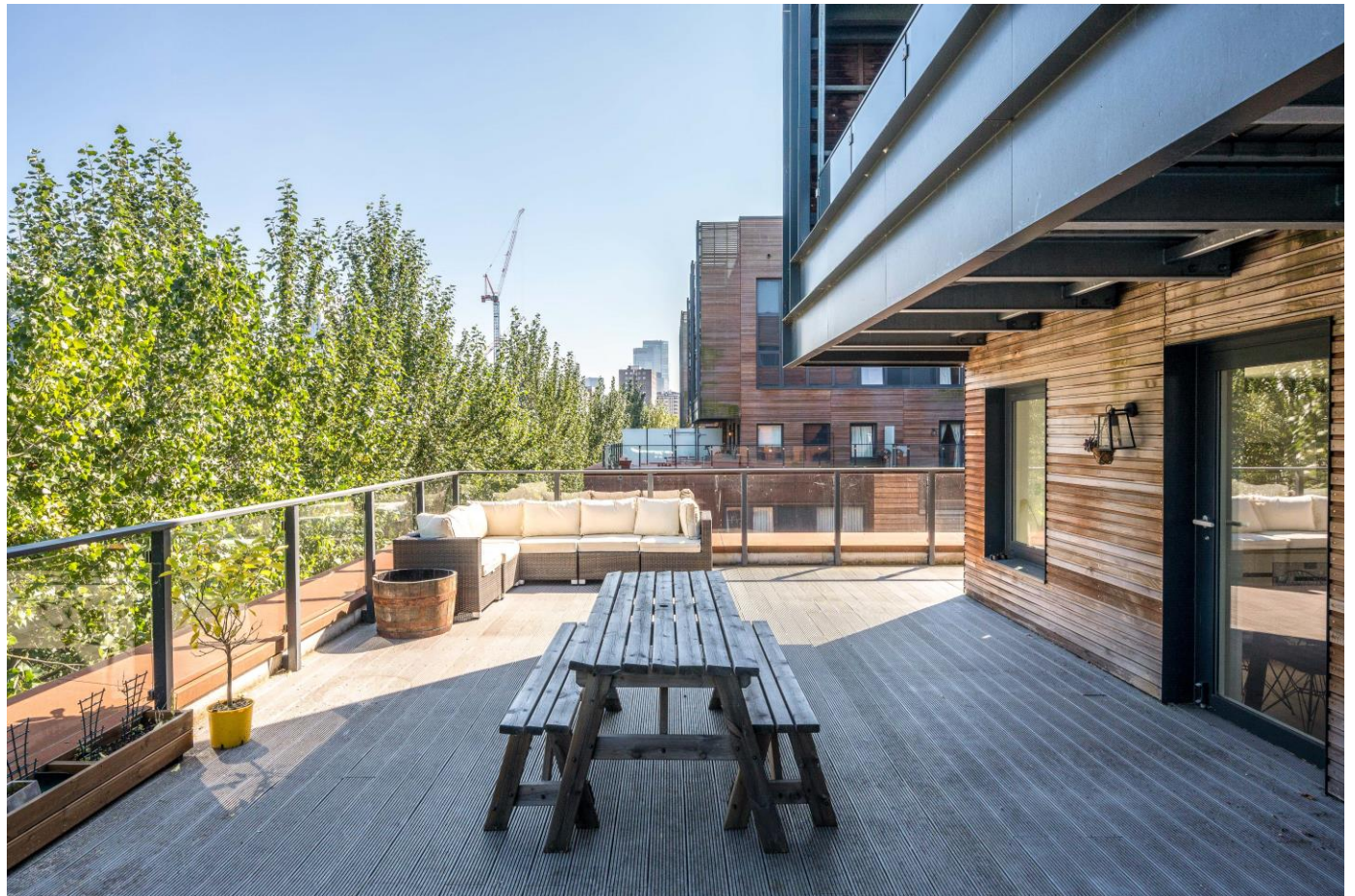
Hackney

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
Telephone: +44 (0) 207 226 1313.





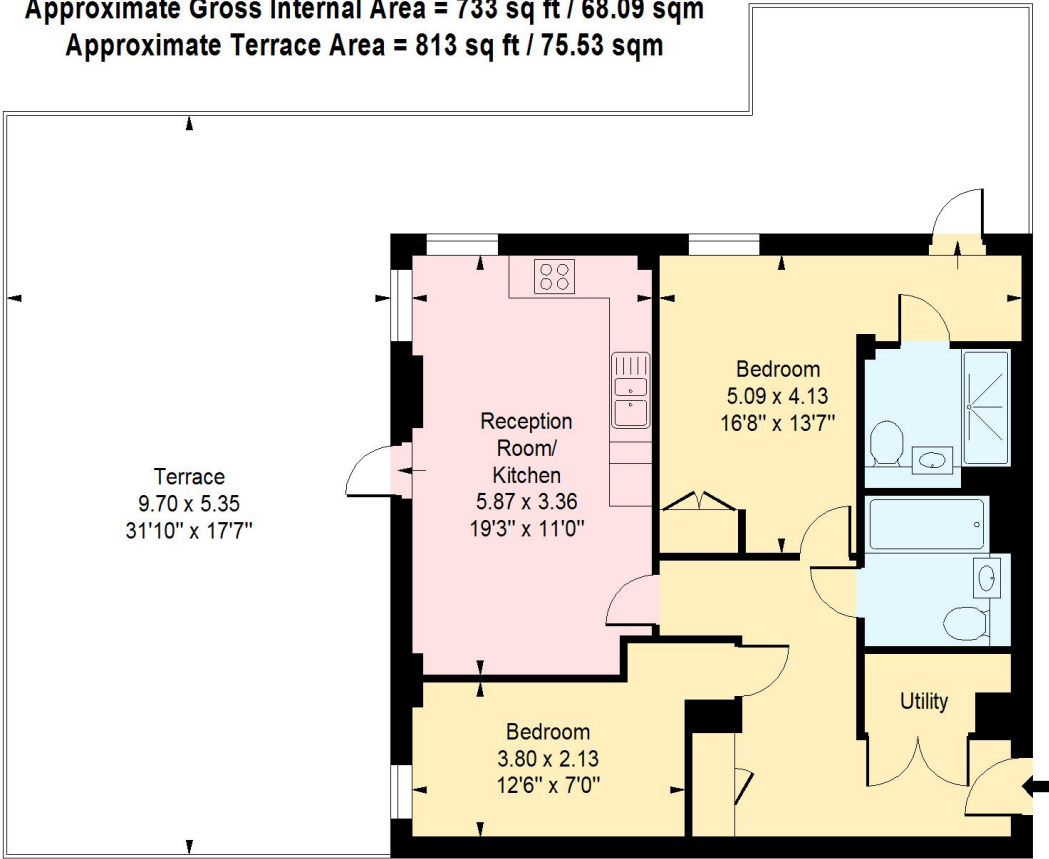
The Cooper Building, 36 Wharf Road, London, N1
Gross Internal Area 733 sq ft, 68.09 m²


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The Cooper Building,
Wharf Road, N1
Approximate Gross Internal Area = 733 sq ft / 68.09 sqm
Approximate Terrace Area = 813 sq ft / 75.53 sqm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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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