

A FANTASTICALLY LOCATED SPACIOUS APARTMENT OVERLOOKING THE REGENT'S CANAL

ROYLE BUILDING
31 WENLOCK ROAD, N1

Guide Price £850,000, Leasehold

savills

ROYLE BUILDING
31 WENLOCK ROAD, LONDON N1

Guide Price £850,000, Leasehold

Stunning views over the Regent's Canal • South West facing • Exposed concrete ceilings • Cherry wood floors • Floor to ceiling Crittall windows • Tranquil atmosphere • Secure private parking available by separate negotiation • Porter

• EPC Rating = C Council Tax = E

Situation

Wenlock Road is located adjacent to the beautiful Regent's Canal. The Royle Building being in the best position at the top end of the road, directly overlooking the Wenlock basin. Waterside pubs, canal boats and the bustling tow path all add to the vibrant life of this popular spot. Islington's trendy Upper Street is close by, offering a superb range of shops, bars and restaurants while all transport links to the City and the West End are within easy reach. City Road is nearby and has bus routes towards London Bridge, Bow Church, Friern Barnet and Highgate Village. The 205 goes to Regent's Park, Baker Street and Paddington.

Old Street station is approximately 1km walk and is on the Bank branch of the Northern Line. Moorgate, Bank/Monument and London Bridge are all within three stops, and Kings Cross, with its extensive links to the rest of London, is two stop away.



Description

This beautifully maintained apartment is situated on the first floor within the fabulous Royle Building at the canal end of Wenlock Road. The floor-to-ceiling Crittall windows at the rear end of the reception space provide stunning views over the Wenlock Basin and being south west facing, they flood the apartment with natural light. Being on the first floor the apartment is perfectly positioned to feel as close as possible to the water, while still maintaining a sense of suspension and providing the best possible views.

Entering the property is a spacious hallway with useful built in storage. Further inside is the airy reception room with a partially separated raised study area which is extremely useful and well laid out. At the end of the reception is the well fitted semi-open plan kitchen. The apartment features beautiful cherry wood floors throughout. Exposed concrete ceilings and bare brickwork in the bedroom are both attractive tributes to the heritage of this iconic conversion, originally a print factory. The double bedroom is positioned to the rear of the apartment so also benefits from the waterside views and fantastic natural light. The bathroom has been recently modernised and features contemporary slate tiles and trendy brickwork around the bath/shower. Residents and local businesses enjoy exclusive access to the paved bank of the basin to the rear of the building which is beautifully maintained. The communal areas of the building are also very well looked after; a new lift has recently been installed. The property is one of the few apartments in the developments with a private underground parking space, available by separate negotiation.

Tenure

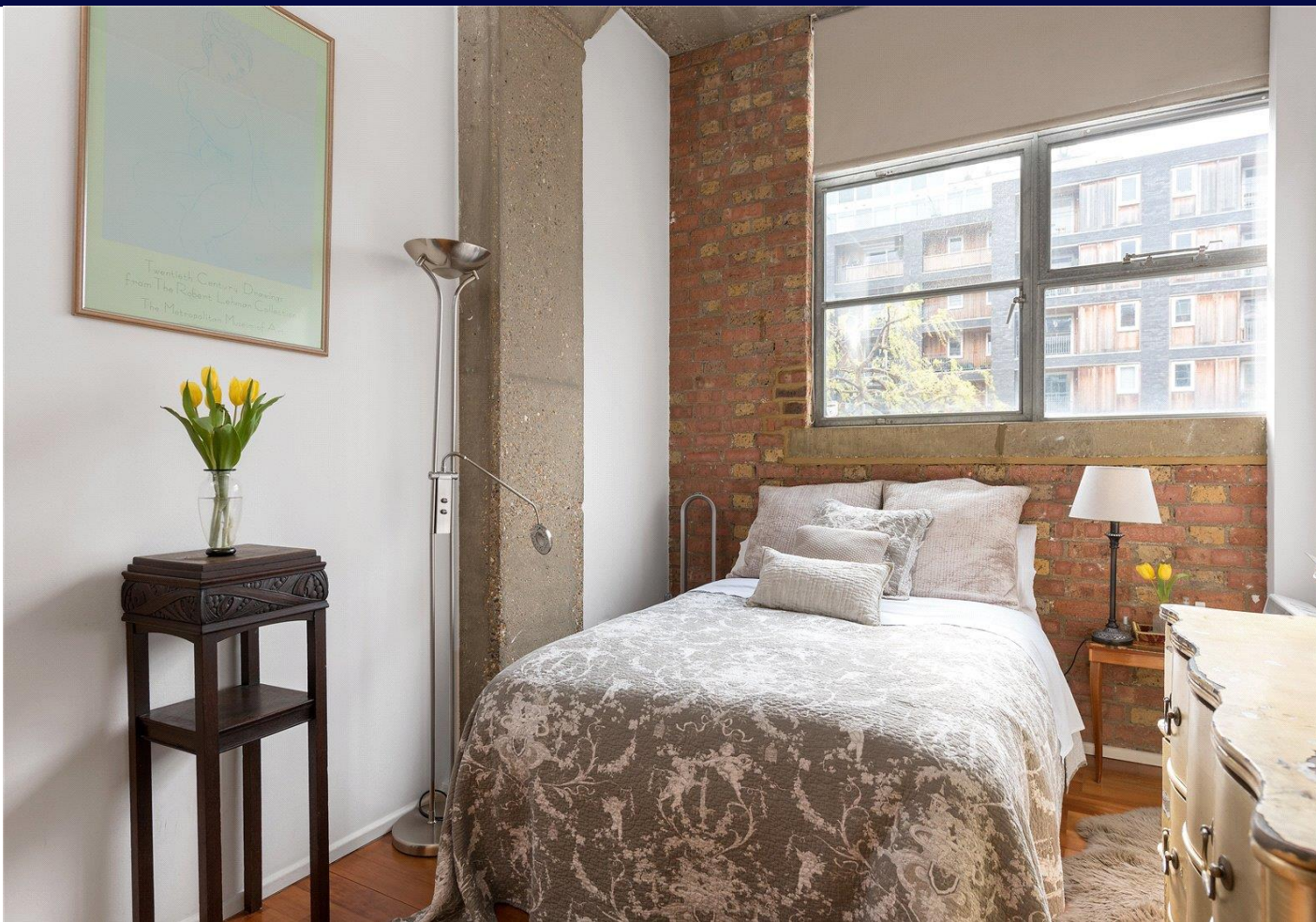
Leasehold

Local Authority

London Borough Of Hackney

Viewing

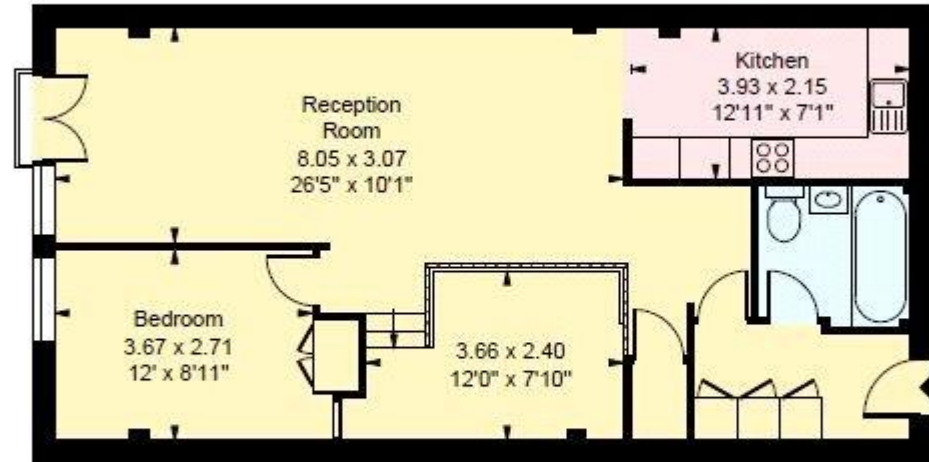
Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 762 sq ft, 70.8 m²

Royle Building,
Wenlock Road, N1
Approximate Gross Internal Area = 762 sq ft / 70.79 sqm



First Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
© ollyhewitt.co.uk

Islington
Libbi Hattersley
lhattersley@savills.com
+44 (0) 207 226 1313

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190408JESS

Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

EU Directive 2002/91/EC