



**A TWO BEDROOM WAREHOUSE STYLE APARTMENT WITH HIGH CEILINGS AND ARCHITECTURAL FEATURES SUCH AS EXPOSED BRICK AND CONCRETE IN ONE OF ISLINGTON'S MOST FASHIONABLE AREAS**

ROYLE BUILDING, WENLOCK ROAD, LONDON, N1 7SH

**Guide Price £699,950 - Leasehold**



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Two bedrooms • Reception room • Kitchen • Bathroom • Porter • Location good for the City • Old Street and Angel within easy reach • Large windows • Good natural light • Converted print factory

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### Location

Wenlock Road has some of Islington's first converted warehouse buildings and has been considered one of the borough's more trendy locations due to its proximity to the City and Shoreditch. The building is located next to the canal and Angel can be easily accessed via the towpath, which is nearby.

### Description

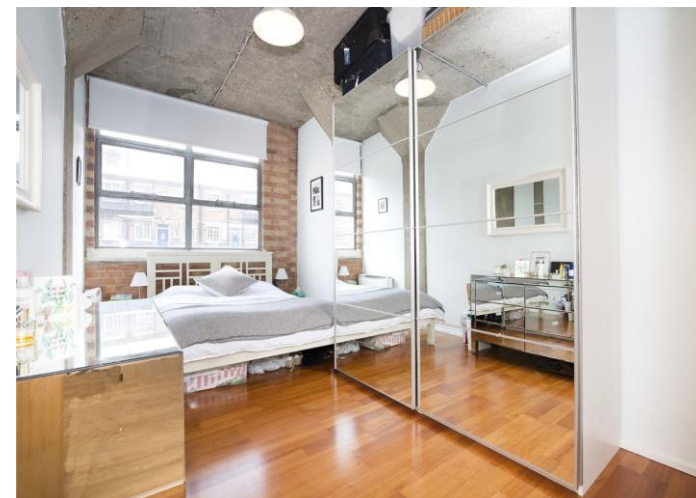
An excellent two double bedroom warehouse style apartment with attractive features such as exposed brick work and large windows and located on the second floor (with lift access) of this renowned building, which was formerly a print works. The building also has porter service. Excellent transport links are close by at Old Street and both Angel and Shoreditch are within easy reach providing an array of fantastic shops restaurants, bars and galleries.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

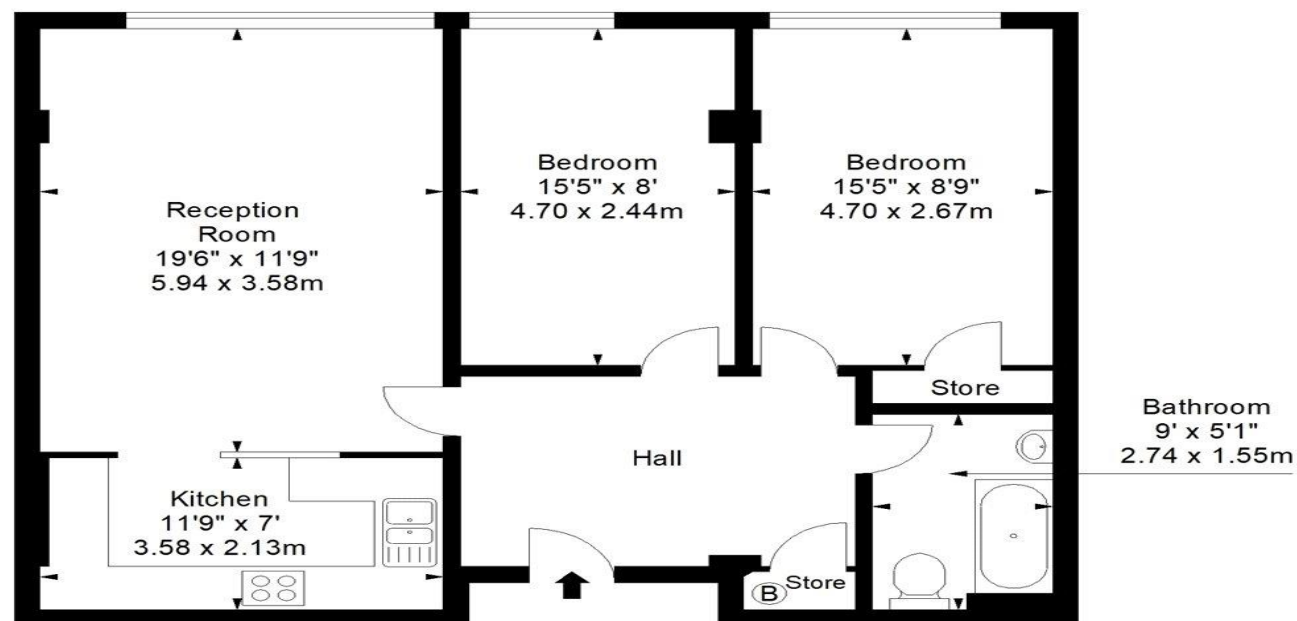
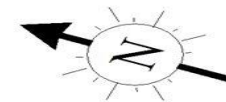
### Viewing

Strictly by appointment with Savills.



## Royle Building, Wenlock Road, N1

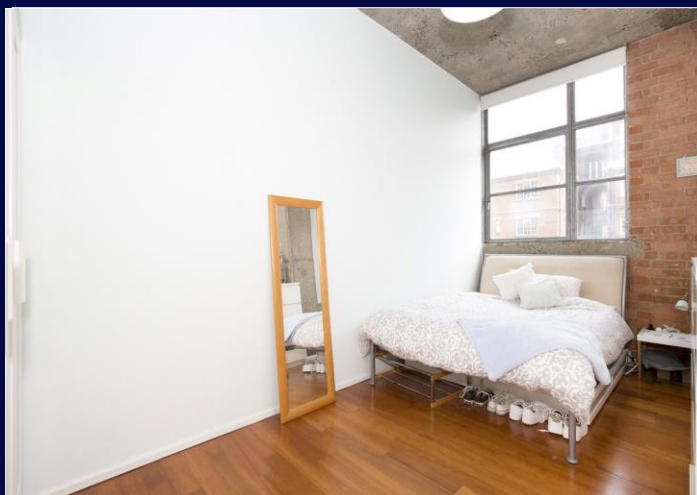
Approx. Gross Internal Area \*  
772 Ft<sup>2</sup> - 71.72 M<sup>2</sup>



### Second Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale

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## Islington

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