



Wonderfully spacious one bedroom apartment in the impressive Cooper Building (part of City Wharf)

**The Cooper Building, 36 Wharf Road, London, N1**

£700,000 Leasehold



Reception room/kitchen • bedroom • utility cupboard • bathroom • fifth Floor • communal Garden • communal roof terrace • concierge • underground parking • secure gated development • 992 years remaining on lease

### Local Information

Situated in one of Islington's most outstanding areas, Wharf Road is tucked away behind busy Upper Street with its mix of independent and high street shops and a plethora of cafes and restaurants as well as excellent transport links to the West End and the City.

### About this property

This wonderful one bedroom apartment is located on the fifth floor of The Cooper Building which forms part of the impressive City Wharf development. The apartment is arranged laterally, is extremely spacious and has been maintained in excellent condition throughout. Upon entry there is a large entrance hallway with utility and storage cupboards. The semi-open plan reception and kitchen are very well configured. There is ample space for seating and dining for 4-6 people. The kitchen is ultra-modern and stylish in grey and white. The bedroom is a fantastic size with plenty of built-in storage. The large bathroom is sleek and modern and in immaculate condition.

The apartment is offered with secure underground parking and has access to the lovely communal roof terrace and gardens.

The development is securely gated and benefits from a concierge.

This premium apartment is offered with 992 years remaining on the lease and is wonderful property that any owner would be proud to call home.

### Tenure

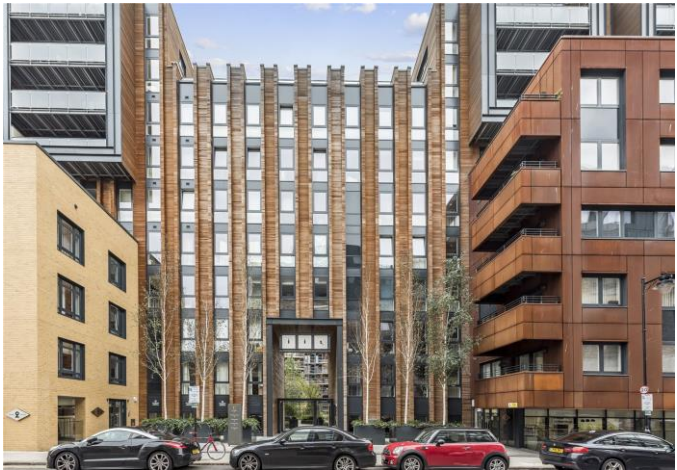
Leasehold

### Viewing

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







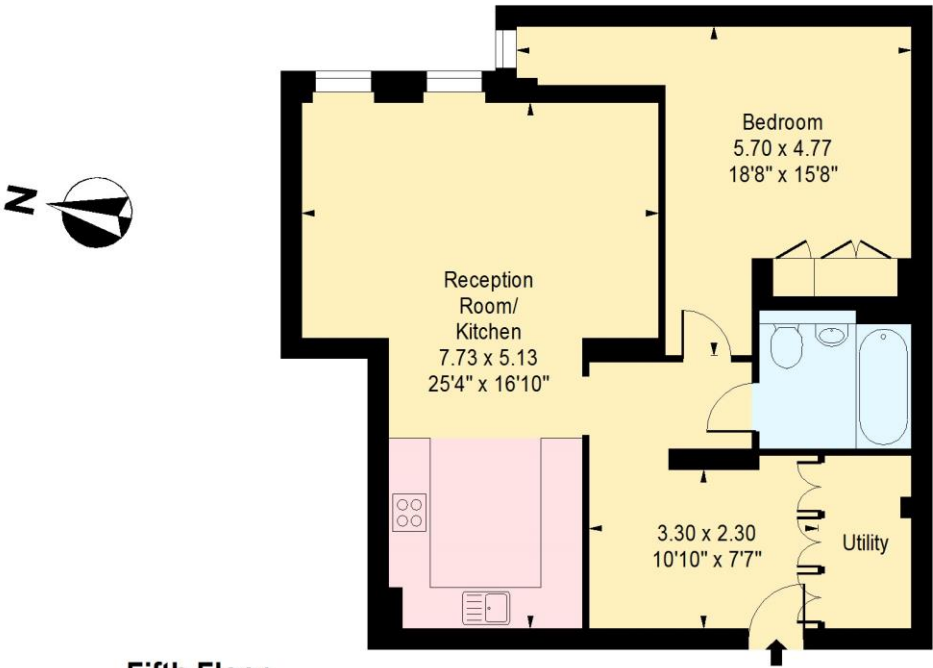
The Cooper Building, 36 Wharf Road, London, N1  
Gross Internal Area 735 sq ft, 68.3 m<sup>2</sup>

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Approximate Gross Internal Area = 735 sq ft / 68.28 sqm



Fifth 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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