



## Stunning 3 Bedroom Penthouse Apartment on Wharf Road

**The Merchant Building, 38 Wharf Road, London, N1**

£1,450,000 Leasehold







Reception • Kitchen • 3 bedrooms • Bathroom • En suite shower room • Utility area • 2 balconies • Concierge serviced development • Sub-Penthouse Apartment • Stunning views across London • High finish and specification • Located near to excellent transport links • Communal roof terrace • Secure underground parking space accessed via lifts

### Local Information

Wharf Road is situated just off City Road in close proximity to the fabulous selection of shops, bars and restaurants of Upper Street and within easy reach of the City. Central London and the West End is within easy reach from Angel Underground Station (0.4 miles) and Old Street Underground Station (0.5 miles).

### About this property

This stunning sub-penthouse apartment is set within the highly sought after Merchant Building, a bespoke canal side development of premium apartments just moments from Islington and Shoreditch. Set on the 8th floor of this modern gated development this three bedroom apartment is beautifully presented.

The property offers a generous open-plan living space with double aspect and floor to ceiling windows, sleek modern kitchen with integrated appliances, large balconies with canal views, a large master bedroom suite with built in wardrobes, high quality en-suite shower room and access to a second private balcony, two further double bedrooms (one with fitted wardrobes), a family bathroom and a separate large utility and services cupboard. There is substantial built-in storage throughout and a built-in air filtration system, remote smart control system for heating and lighting.

The property also comes with secure underground parking accessed via lifts, concierge service and separate communal roof terrace with stunning 360 degree views of central London.



**Tenure**  
Leasehold

**Local Authority**  
Hackney Council

**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.





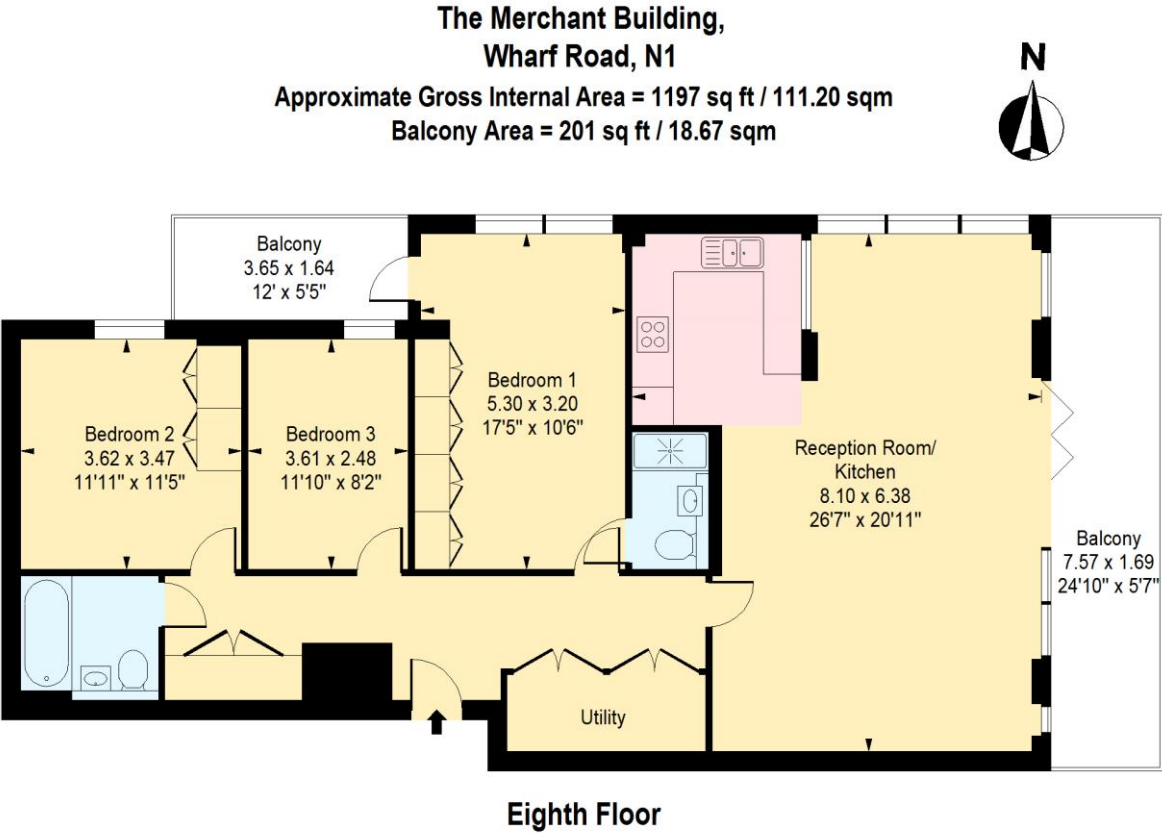





The Merchant Building, 38 Wharf Road, London, N1  
Gross Internal Area 1197 sq ft, 111.2 m<sup>2</sup>

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Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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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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