



A superb one bedroom apartment in the Cooper Building

The Cooper Building, 36 Wharf Road, London, N1

£600,000 Leasehold (990 years remaining)



Bedroom • Kitchen • Reception • Bathroom • Roof terrace • Garden • Located in a secure development • Communal roof terrace and gardens • Concierge • Close proximity to shops and amenities • Excellent transport links

Local Information

The Cooper Building occupies a prominent position just off City Road overlooking the Wenlock Basin and affording superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, as do the buses on City Road, with the transport hub that is Kings Cross/ St Pancras International (Eurostar Terminus) just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The canal provides some scenic walks East towards London Fields, with Hoxton, Shoreditch & the City all within easy reach.

About this property

Located on the first floor the accommodation comprises an inviting hallway with excellent storage and separate utility room, a beautiful modern bathroom, a well-proportioned double bedroom with built-in wardrobes, and a semi open-plan kitchen/dining room/reception. The two tone kitchen is fully integrated with white units and complemented by stone worktops. The development benefits from a concierge service, communal roof terrace and gardens looking out to the basin.

Tenure

Leasehold (990 years remaining)

Local Authority

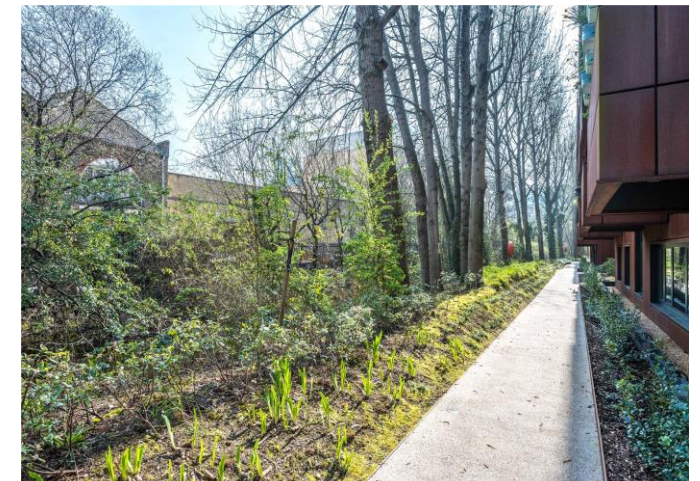
Hackney

Energy Performance

EPC Rating = B

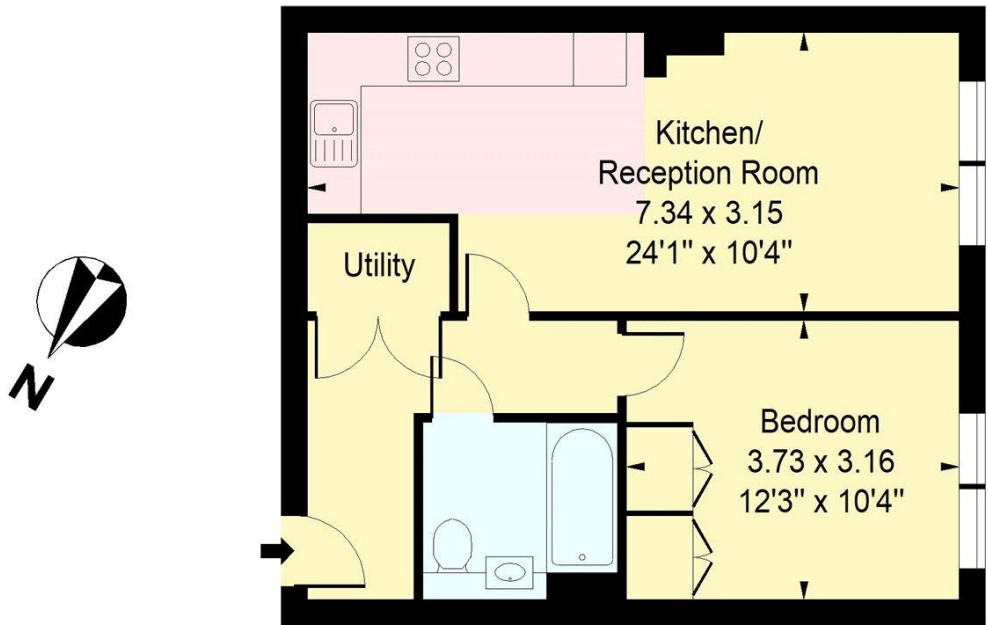
Viewing

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






The Cooper Building
Wharf Road, N1
Approximate Gross Internal Area = 506 sq ft / 47.01 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.
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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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