A 5 BEDROOM APARTMENT WITH A ROOF TERRACE

1 WENLOCK STREET, SHOREDITCH, LONDON, N1 7JN

Guide Price £1,585,000 - Leasehold
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4/5 bedrooms • 4 bathrooms • Reception room
• Kitchen/dining room • Roof terrace • 1746sq ft
• EPC Rating = B
• Council Tax = H

Description
This 5 bedroom, 4 bathroom apartment measures 1679 sq ft and was designed by Jaccaud Zein Architects to suit a flexible modern lifestyle. The property offers spacious accommodation over six floors and luxury, contemporary fittings throughout including solid oak flooring, natural polished beeswax plaster and satin brass metalwork. There is ample living and entertaining space, as well as a studio with its own kitchen and bathroom that has the potential to be made self-contained. The property also benefits from a private garden and one allocated underground cycle space.

100 Shepherdess Walk is a small boutique development comprising of 3 houses and 5 apartments, built to be energy efficient and full of natural light and volume due to the unique split level design.

Offered to the market with no onward chain and ready for occupation.

Location
The development is located just a few minutes walk from Shoreditch and Hoxton, with a vast selection of shops, bars and restaurants close-by. Islington, Clerkenwell and the City are also within walking distance.

The nearest underground stations being Old Street (Northern line), Shoreditch High Street (London Overground) and Liverpool Street (Central, Hammersmith and City and Circle lines) stations.

Check www.tfl.gov.uk/journeyplanner to plan your commute.

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

Viewing
Strictly by appointment with Savills.
<table>
<thead>
<tr>
<th>Energy Efficiency Rating</th>
<th>Current</th>
<th>Potential</th>
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<tbody>
<tr>
<td>Very energy efficient - lower running costs</td>
<td>(92+)</td>
<td>A</td>
</tr>
<tr>
<td>(81-91)</td>
<td>B</td>
<td>89</td>
</tr>
<tr>
<td>(69-80)</td>
<td>C</td>
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</tr>
<tr>
<td>(55-68)</td>
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<td>(39-54)</td>
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<td>(21-38)</td>
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<td>(1-20)</td>
<td>G</td>
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<tr>
<td>Not energy efficient - higher running costs</td>
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**England, Scotland & Wales**

EU Directive 2002/91/EC

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