



The Cooper Building, Islington NI



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Situated on the 2nd floor of The Cooper Building, on Wharf Road, is this well-presented one bedroom, one bathroom apartment. This light and airy flat offers a beautifully finished open plan kitchen and living room with wooden flooring, and fully integrated appliances. There is a south facing balcony creating an amazing space for socialising with friends and family during those warmer months. Adjacent lies a double bedroom with fitted wardrobes and there is further storage in the hallway. Off the hallway is a conveniently placed, modern bathroom.

Located on Wharf Road, The Merchant Building is a stone's throw from the Regent's Canal, fashionable Hoxton and on the doorstep of the City. The nearest Underground stations can be found at Angel and Old Street (0.6 miles- Northern line). Islington's Upper Street with its numerous shops, bars and restaurants is also easily accessible.



Guide price: £2,750 per calendar month

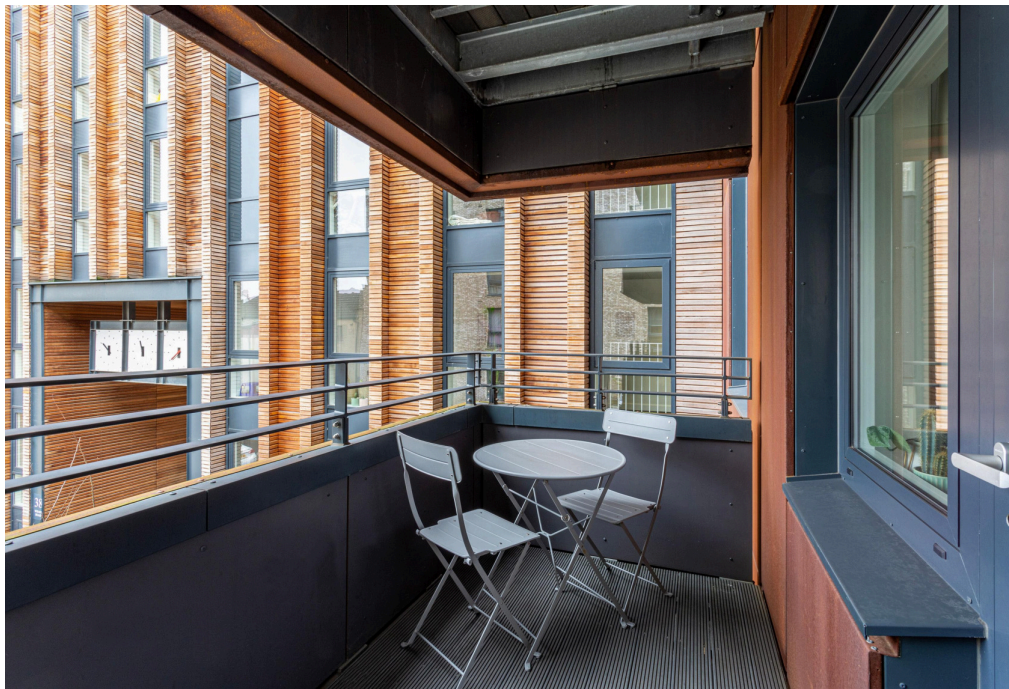
Furniture: Available furnished

Minimum length of tenancy: 12 months

Deposit: £3,173.07

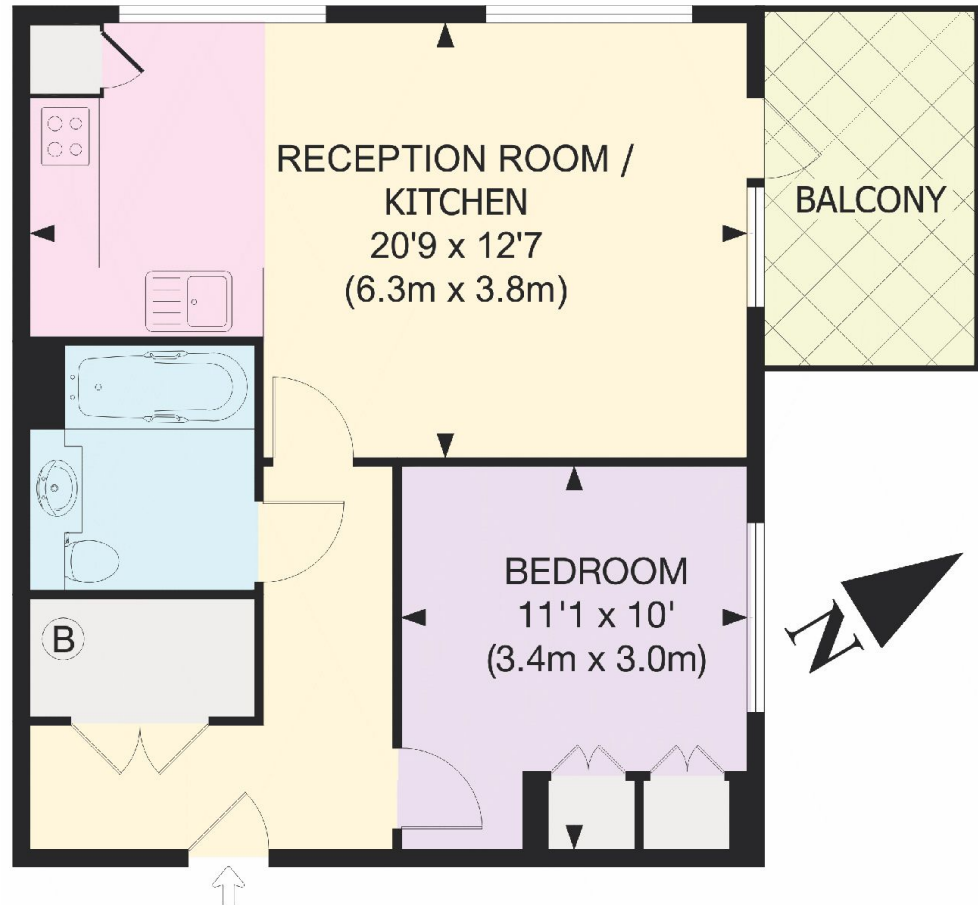
Local authority: London Borough of Hackney

Council tax band: D



**Approximate Gross Internal Floor Area
46 sq m / 492 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



SECOND FLOOR

Knight Frank

Islington

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[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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