



Wenlock Road, Islington, London **NI**

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# Wenlock Road, Islington, London N1

Arranged over the second floor and offering just under 800 sq ft of beautifully finished contemporary accommodation, the apartment features a wonderful 26' open plan reception room/kitchen with access to a west-facing balcony.

There are two generous double bedrooms, the principal bedroom has an en suite shower room and extensive built-in storage, together with a further family bathroom.

The property benefits from a daytime concierge and a gym.

Please note that we have been unable to confirm the date of the next review for service charge and ground rent. You should ensure that you or your advisors make your own inquiries.



**Guide price:** £800,000

**Tenure:** Leasehold: approximately 989 years remaining

**Service charge:** £4,157.58 per annum

**Ground rent:** £300 per annum

**Local authority:** London Borough of Islington

**Council tax band:** E







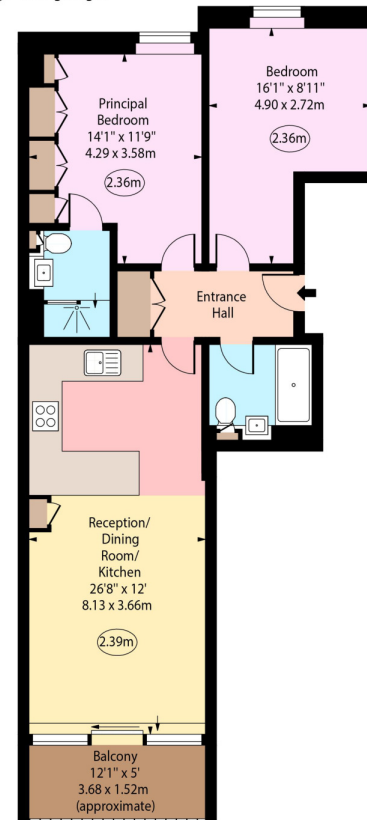
## Location

Located on the corner of Micawber Street and Wenlock Road, Spenlow Apartments is a stone's throw from the Regent's Canal, fashionable Hoxton and on the doorstep of the City. The nearest Underground station can be found at Old Street (0.5 miles- Northern line). Islington's Upper Street with its numerous shops, bars and restaurants is also easily accessible. (Please note all times and distances are approximate).



Spenlow Apartments,  
Wenlock Road,  
Islington, N1

○ Ceiling Height



Second Floor

Approx Gross Internal Area 780 Sq Ft - 72.46 Sq M

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.

**Knight Frank**

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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