

THE MODERN HOUSE



Wenlock Road, London N1
Sold

Union Wharf II

A two-bedroom apartment in the sought-after Union Wharf building, perfectly positioned on the first floor overlooking Shepherdess Walk Park.

Internally, accommodation has been well devised to create a large open-plan living space that includes a dining and seating area. The space has been beautifully refurbished, making sure to keep the most attractive of the original details, including concrete ceiling and exposed structural concrete pillars, with the addition of an immaculate and hard-wearing poured-resin floor. The large east-facing original windows provide access to a balcony and maximise the intake of natural light.

Both the kitchen and the bathroom, positioned towards the rear of the apartment, have been extensively redesigned, and the bathroom ceiling raised to increase volume.

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The master bedroom has built-in wardrobes and floor-to-ceiling glazing with similar views over the peaceful park. A slightly raised area just off the main room, separated by a stud wall provides a versatile space for a study or guest bedroom.

The apartment is positioned at one end of Union Wharf and, as such, has a wider footprint than other one-bedroom units in building.

The block is entered from Wenlock Road, a quiet no-through road that runs towards the Regent's Canal alongside Shepherdess Walk Park. The communal lobby has a concierge and night-porter, and lift access to all floors. The canal path that runs between the building and the water, is for the exclusive use of the residents.

It is possible to purchase a share of the freehold by separate negotiation with the building's management company. There are also parking spaces that residents are permitted to rent in the car park.

The building is excellently located next to the Regent's Canal footpath, that leads towards Angel in one direction, and Victoria Park in the other. Shepherdess Walk Park sits opposite the building's entrance. It is conveniently placed for access to the City. The shops, bars and restaurants of Islington, Shoreditch, Hoxton and Clerkenwell are within easy reach. Significant redevelopment and investment is taking place in the area around City Basin and Old Street's 'Silicon Roundabout', as it attracts tech companies and creative talent from around the world.

Both Angel and Old Street stations are nearby, for access to Northern Line services.

Tenure: Leasehold Length of Lease: approx. 109 years
Service Charge: approx. £2,757.96 per annum Ground
Rent: approx £200 per annum

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.