



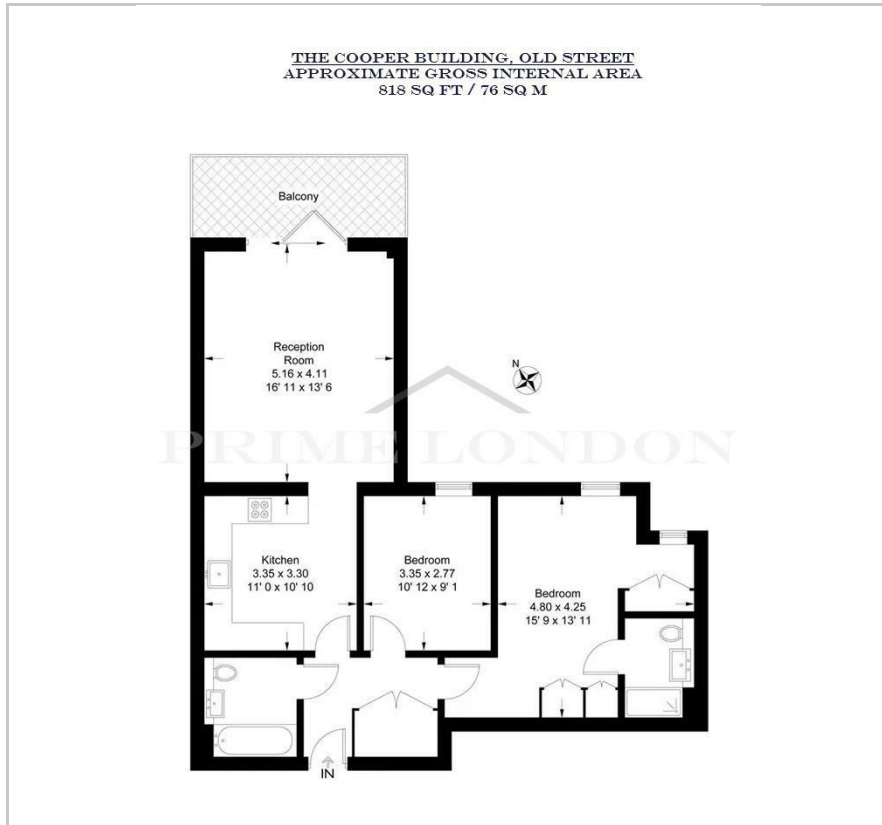
## The Cooper Building

36 Wharf Road, Old Street, N1 7GR

Best Offers Over £790,000



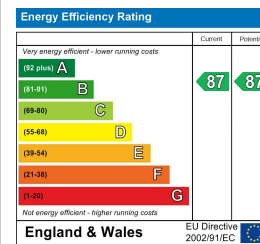
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Modern two bedroom ▪ 818 sq ft / 76 sq m apartment
- Large private balcony ▪ Chain free sale
- Lift access and residents roof ▪ Concierge facilities terrace



This stylish third-floor two bedroom apartment, of 818 sq ft / 76 sq m and benefiting from a large private balcony, is available for chain free sale through Prime London Residential.

Featuring two double bedrooms and two bathrooms, the property is filled with natural light and is in excellent decorative order. It includes a fully tiled en-suite shower room in one bedroom, a separate modern bathroom, and a contemporary, high-gloss kitchen with under-unit lighting. The spacious living area, separated slightly from the kitchen, opens onto a large balcony.

Additional amenities include an energy-efficient heating system, underfloor heating, lift access, concierge services, leisure space, and a communal roof terrace.

Situated in The Cooper Building on Wharf Road, located equidistant from Old Street and Angel tube stations, the property benefits from excellent transport links via the Northern line, London Overground, and local buses, with City Road and Upper Street offering a variety of shops, bars, and restaurants nearby.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.