

*Residential: Sold*

# WENLOCK ROAD LONDON N1

SPACE STATION

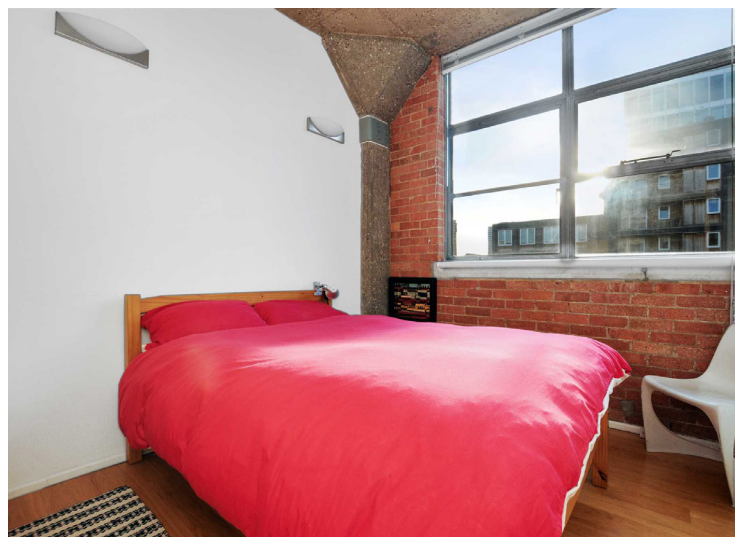
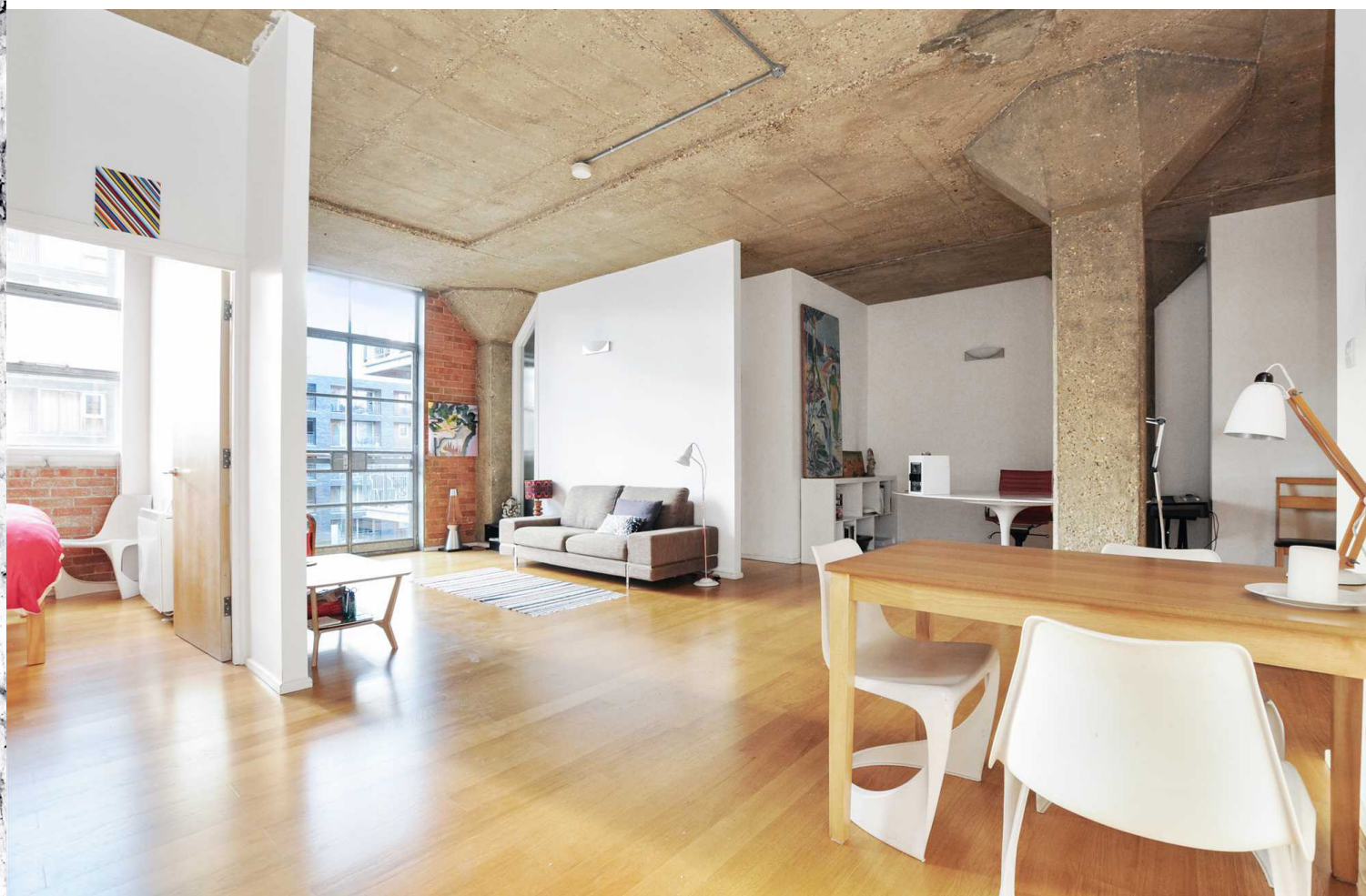
## WENLOCK ROAD N1

### 2 BEDROOM APARTMENT SOLD

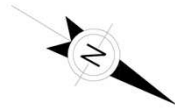
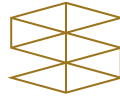
An impressive and spacious warehouse conversion in the iconic Royle building. Located on the third floor, this 850 sq ft apartment is perfectly positioned to take advantage of west-facing views over the picturesque Regent's Canal from glass double doors opening onto a Juliette balcony. With 10 ft high exposed concrete ceilings and exposed brickwork, concrete pillars,

oak hardwood flooring and factory windows, the apartment is a true industrial warehouse conversion.

**Total: 850 sq ft (approx)**



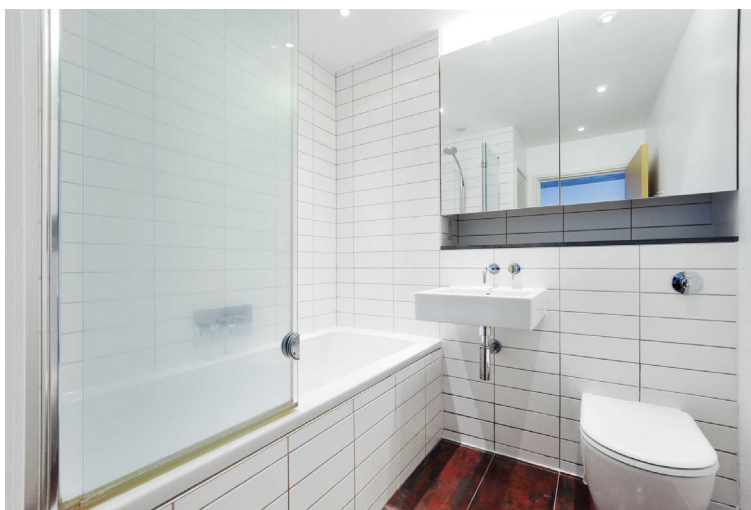
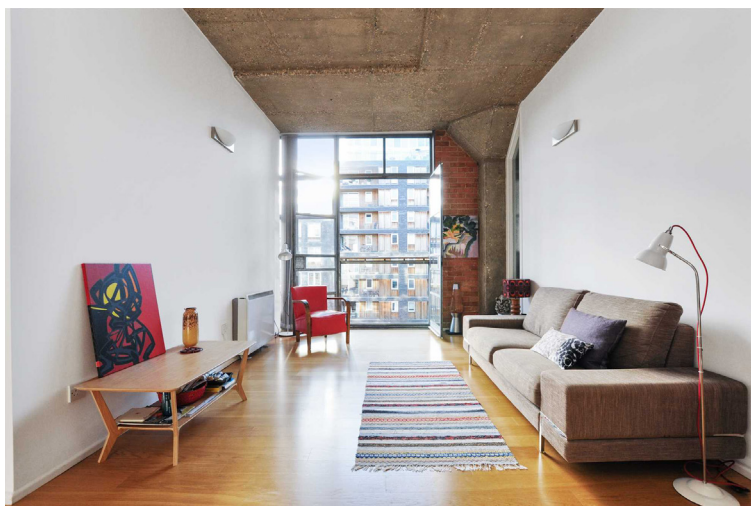




THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 843 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 843 SQ FT / 78 SQM

SPACE STATION



### The living space

There's a wonderfully bright and airy open-plan living and entertaining area, which is flooded with the afternoon and evening sun. The apartment also comprises two double bedrooms, an architect-designed bathroom with a stunning copper-coloured ceramic tiled floor, and a separate kitchen that could easily be opened up into the fantastic living area. Formerly a printworks, the historic Royle Building enjoys a sought-after canal-side location on the Wenlock Basin and benefits from a secure entrance system, on-site porter and lift access. A secure off-street car parking space is also included in the sale price.

### Where is it?

The flat is within easy walking distance of the City, and with both Old Street and Angel underground stations located nearby, benefits from excellent links to the rest of London. The shops, restaurants and bars of Upper Street, Old Street and Shoreditch are within easy reach too.

### What else you should know

The surrounding area is undergoing a major investment to attract the world's best tech companies. So this property makes a great owner/occupier purchase or investment.



CANAL-SIDE LOCATION



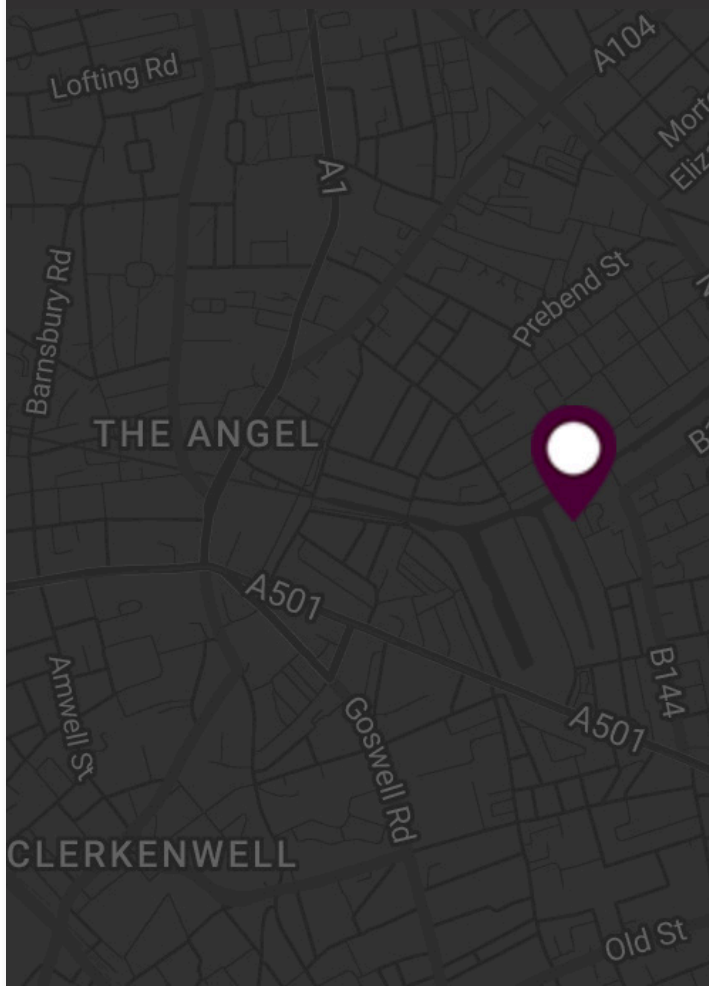
SECURE OFF-STREET  
PARKING



STUNNING FORMER  
PRINTWORKS  
CONVERSION



ON-SITE PORTER



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