



Wenlock Street, London, N1

BUTLER & STAG



25% Shared Ownership

Located on sought-after Wenlock Street and just moments from Old Street, this beautifully presented one-bed apartment offers light, contemporary living with the added luxury of a private south-west facing balcony and private parking.



Leasehold

- One Bedroom
- Private Parking Space
- Lift Access
- Close To Old Street Station
- Private Balcony
- Third Floor Apartment
- Chain Free
- Fantastic Location

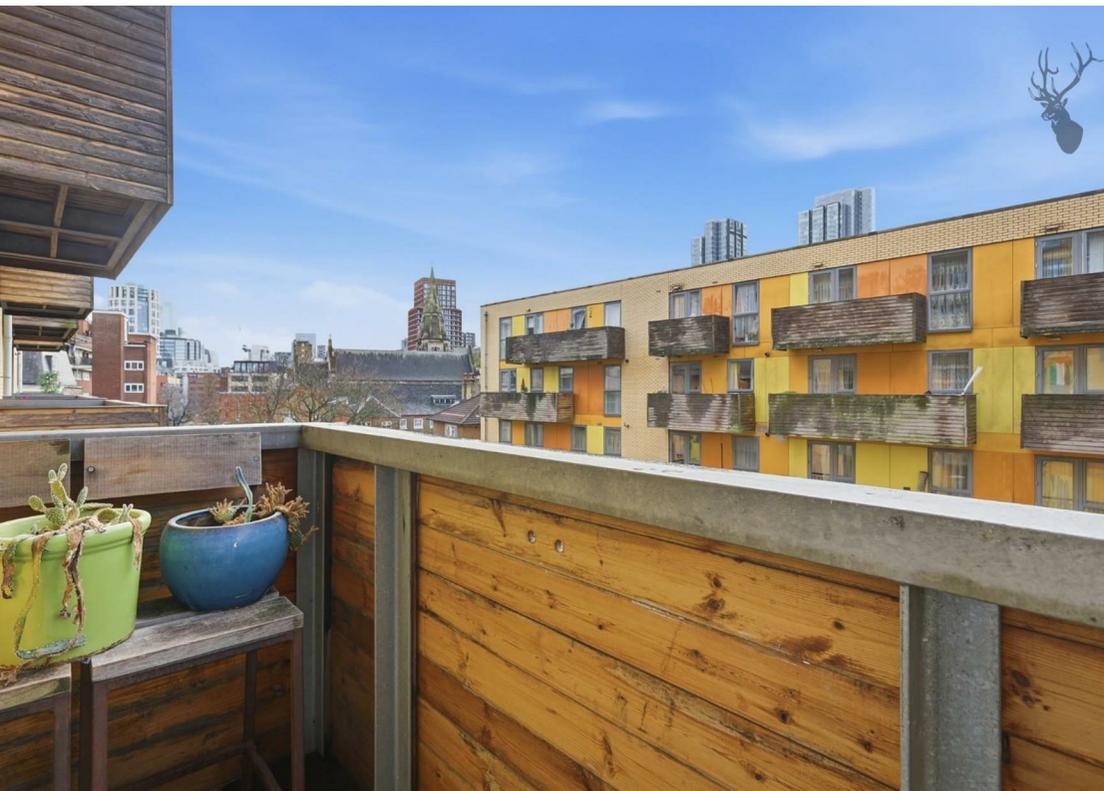
The apartment welcomes you with an open-plan living/dining/kitchen arranged to maximize natural light from the balcony doors. The kitchen is fitted with integrated appliances and cabinetry, creating a streamlined area for cooking and entertaining. Large windows on the balcony side floods the living area with afternoon and evening sun thanks to the desirable south-west aspect.

The double bedroom provides peaceful accommodation and generous storage. Practical extras include concealed storage, quality flooring throughout the main living areas and energy-efficient heating.

Step outside onto the private south-west balcony — an excellent space for morning coffee, evening drinks or container gardening with afternoon sun and a view over the street. The apartment's location on Wenlock Street places you within easy walking distance of Old Street Station (Northern line and local rail links), the Shoreditch and Hoxton restaurant/bar scene, and numerous amenities — making it a perfect base for city professionals or a strong rental proposition.

Rent, which is inclusive of service charge, ground rent, management fees, building insurance etc is £982.25 pcm.

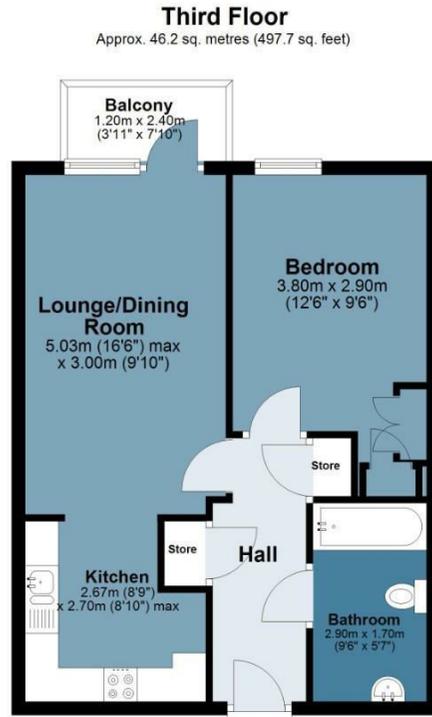




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Approx. Gross Internal Area 46.2 Sq M (497.7 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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