



Wenlock Street, London, N1

BUTLER & STAG



**Guide Price - £375,000 to £425,000**

**Perfectly positioned in one of East London's most vibrant areas, this beautifully presented one-bedroom apartment combines contemporary design with an enviable location. Situated on the 5th floor of a modern development, it offers a bright, airy feel and stylish finishes throughout.**



## Leasehold

- One Bed Apartment
- 5th-floor position with lift access
- Private Underground Allocated Parking
- West-facing private balcony with sunset views
- Bright one-bedroom apartment in immaculate condition
- Contemporary open-plan living and kitchen

The open-plan living and dining space is flooded with afternoon and evening light thanks to the large glazing leading to your own west-facing private balcony — the ideal spot for relaxing or entertaining as the sun sets over the city skyline.

A sleek, fully integrated kitchen blends seamlessly into the living area, providing ample worktop space and high-quality appliances. The generous double bedroom benefits from large windows, built-in storage, and a calming décor, while the modern bathroom features premium fittings and a clean, elegant finish.

The apartment comes with an allocated parking space, which is safe and secure in the underground part of the development.

The apartment is perfectly located between Shoreditch and Old Street, placing you at the heart of London's creative, culinary, and nightlife scenes. Excellent transport links from Old Street and Liverpool Street stations offer quick connections across the capital, while a host of cafés, galleries, and boutiques are just moments from your door.

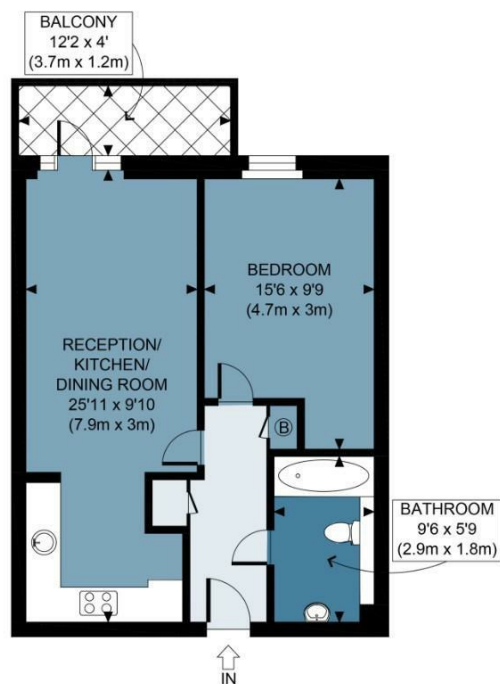




## Wenlock Street

Approx. Gross Internal Area 48.1Sq M ( 518 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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