



## **Silkbank Wharf, 21 Derwent Street, Manchester, M5 4EP**

**£350 Per Week**

SILKBANK WHARF (PAVILION WHARF) MANCHESTER M5

15TH FLOOR TWO BED, TWO BATH APARTMENT WITHIN NEW BUILT WATERSIDE DEVELOPMENT

LOCATED ON THE BANKS OF THE RIVER IRWELL OPPOSITE THE HISTORIC CASTLEFIELD AREA AND CLOSE TO THE CITY CENTER

FURNISHED

AVAILABLE FROM 26.06.2025

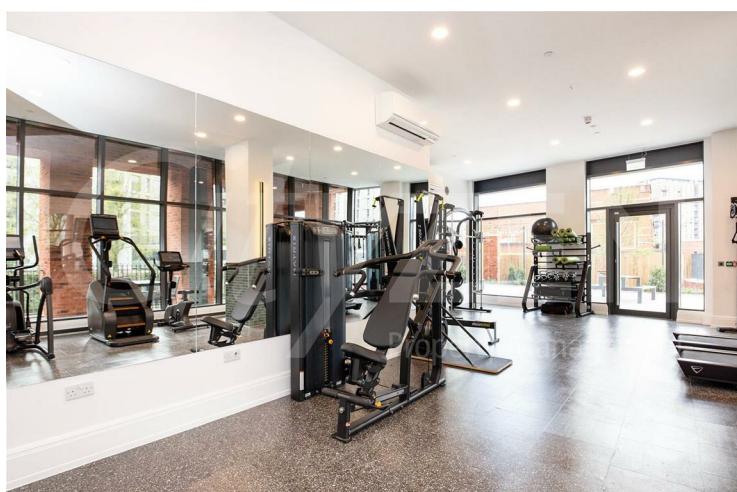
- SILKBANK WHARF (PAVILION WHARF)
- WATERFRONT LIVING
- GYM, RESIDENTS LOUNGE, CO-WORKING SPACE, CONCIERGE
- 2 BEDROOMS 2 BATHROOMS
- LOCATED ON THE BANKS OF THE RIVER IRWELL
- AVAILABLE FROM 26.06.2025
- 15TH FLOOR
- CLOSE TO CITY CENTER



**ENTRANCE LOBBY**



**KITCHEN**



**GYM**



**KITCHEN**



**BATHROOM**



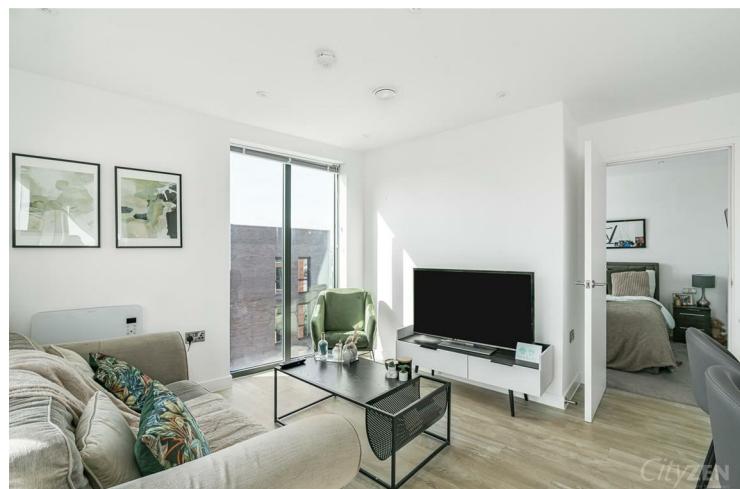
**KITCHEN**



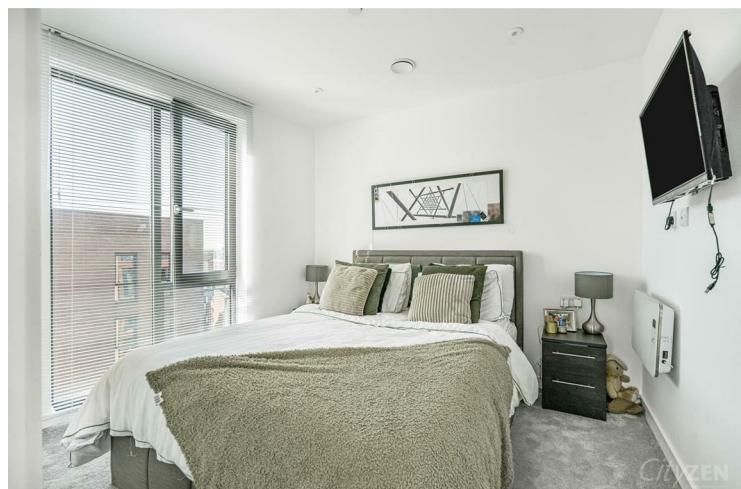
**KITCHEN**



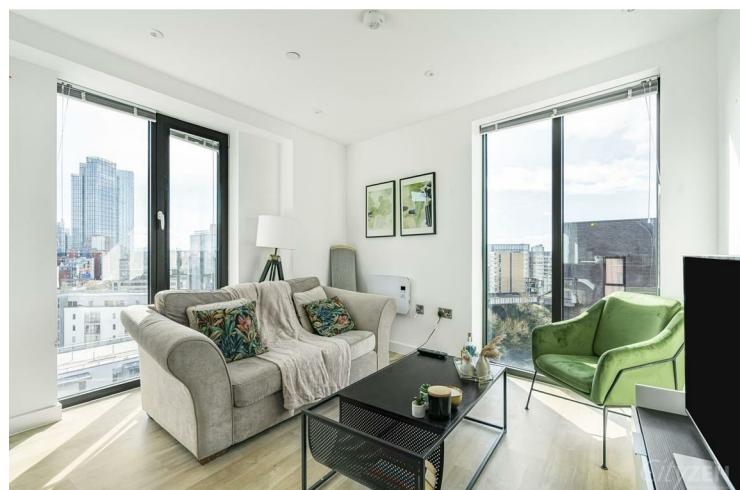
**RECEPTION ROOM**



**RECEPTION ROOM**



**BEDROOM**



**RECEPTION ROOM**



**BEDROOM**



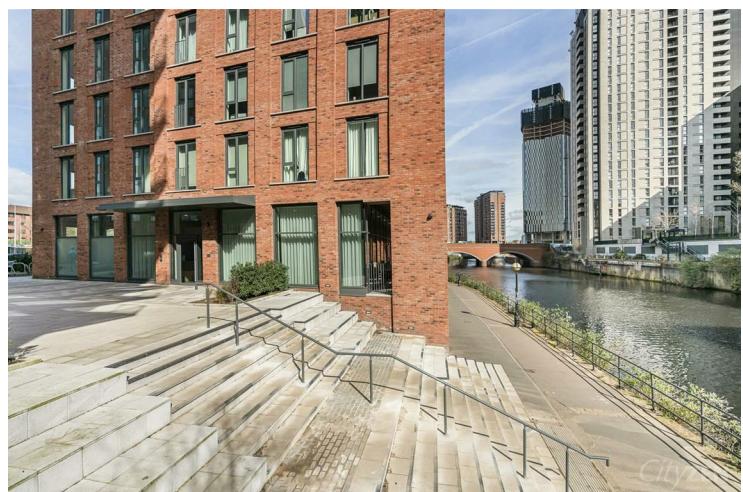
**SHOWER ROOM**



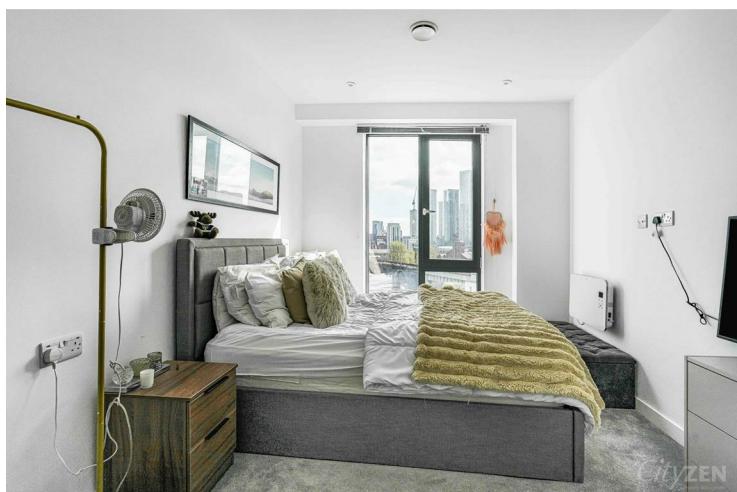
**BEDROOM**



**VIEW**



**SILKBANK WHARF**



**BEDROOM**

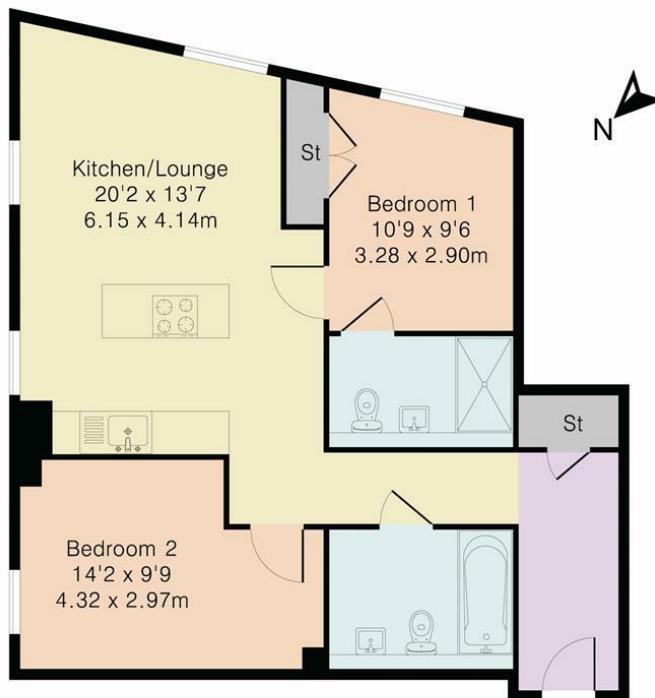


**ENTRANCE**



**SILKBANK WHARF**

# Approximate Gross Internal Area 704 sq ft - 65 sq m



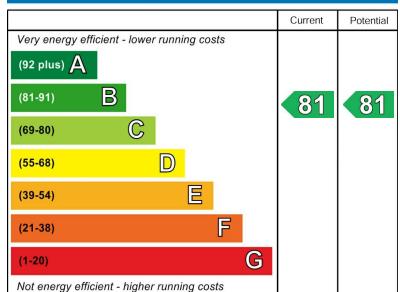
Tenth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

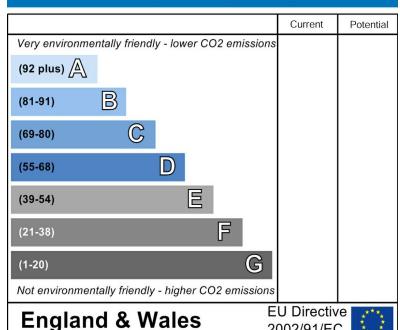


## Energy Efficiency Rating

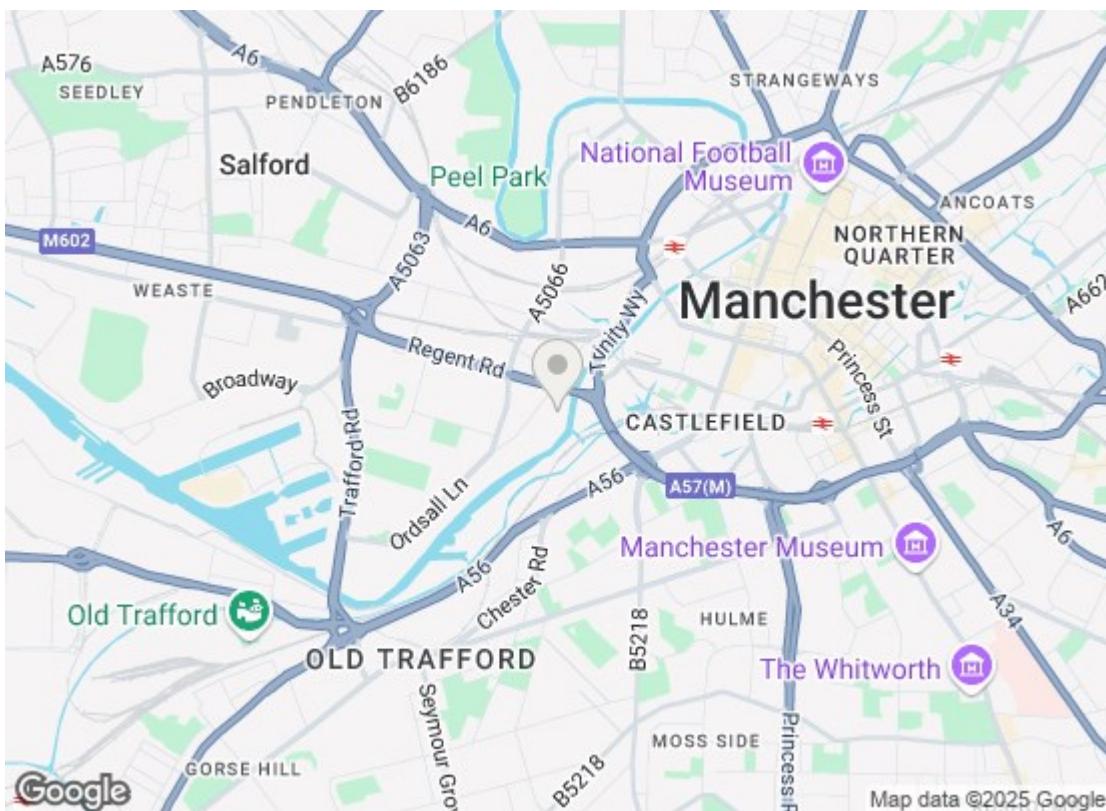


## England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating



## England & Wales



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.