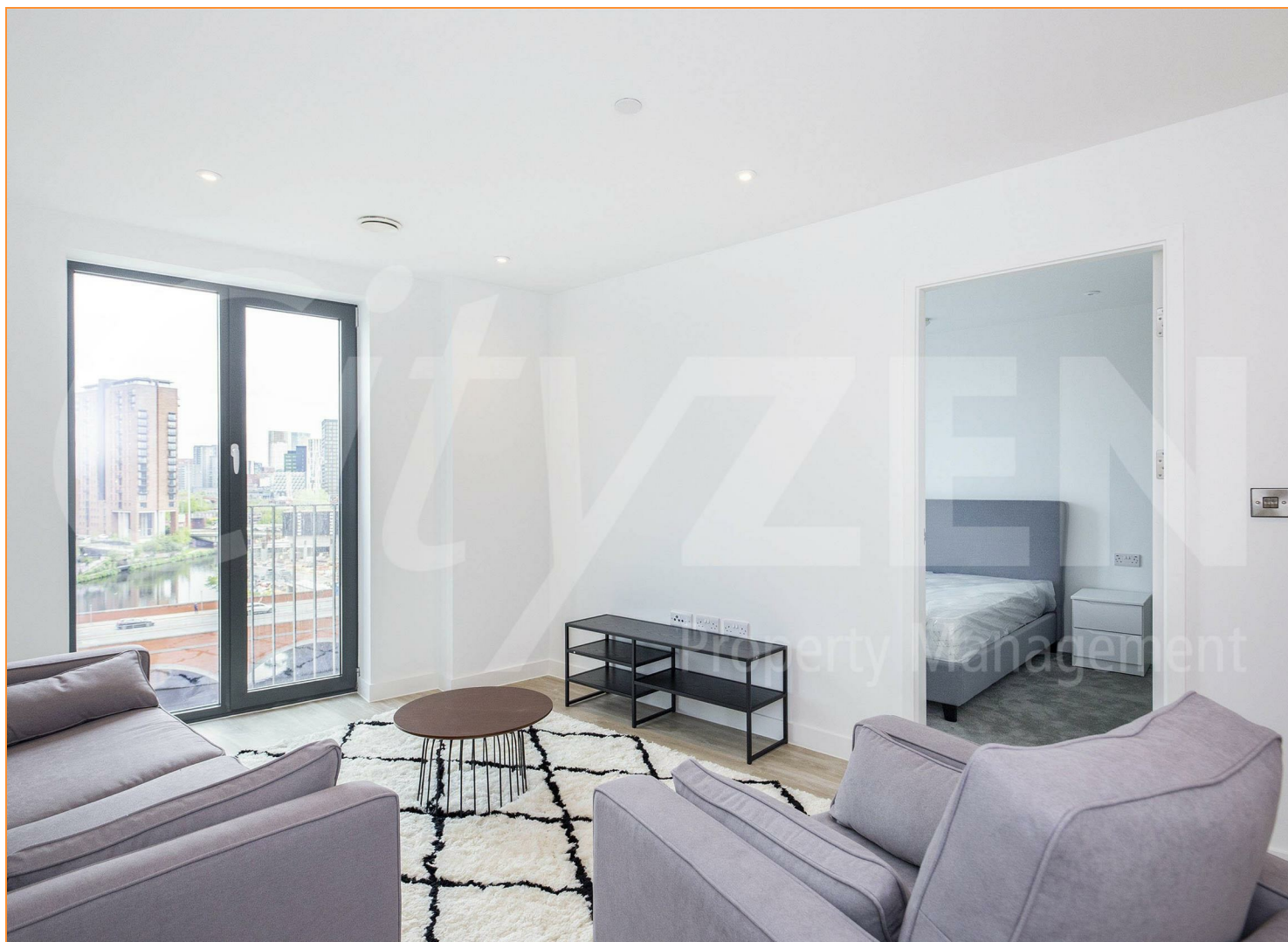




Silkbank Wharf, 21 Derwent Street, Manchester, M5 4EP

£335 Per Week

SILKBANK WHARF (PAVILION WHARF) MANCHESTER M5

7TH FLOOR TWO BED, TWO BATH APARTMENT WITHIN NEWLY BUILT WATERSIDE DEVELOPMENT

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

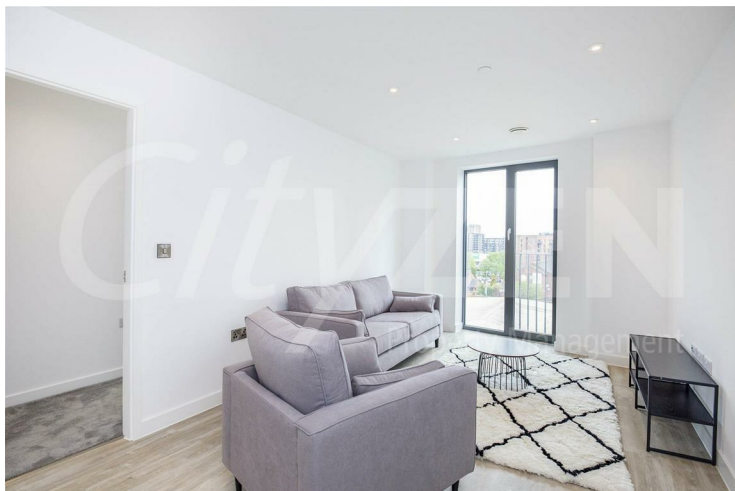
FURNISHED. AVAILABLE FROM 07.09.2026

Marketing of On-Site Amenities and Agent Indemnity.

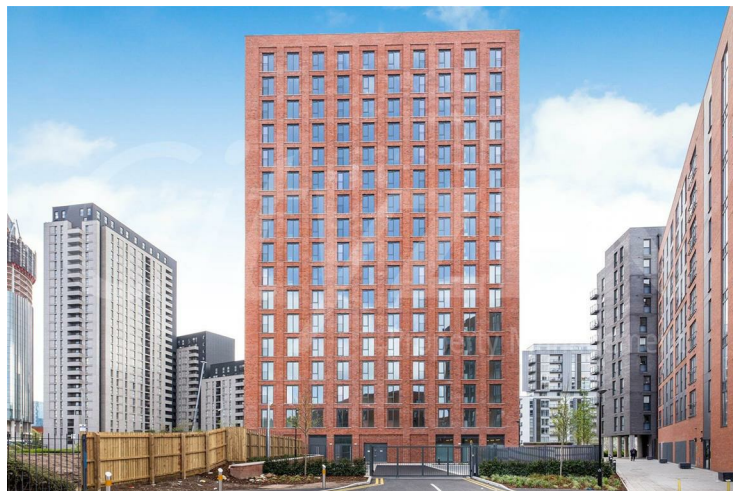
The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- AVAILABLE FROM 07.09.2026
- WATERFRONT LIVING
- GYM, RESIDENTS LOUNGE, CO-WORKING SPACE, CONCIERGE
- CITY CENTRE VIEWS
- 2 BEDROOM APARTMENT
- LOCATED ON THE BANKS OF THE RIVER IRWELL
- TWO BATHROOMS
- 7TH FLOOR
- CLOSE TO CITY CENTER
- 753 SQUARE FEET

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



RECEPTION



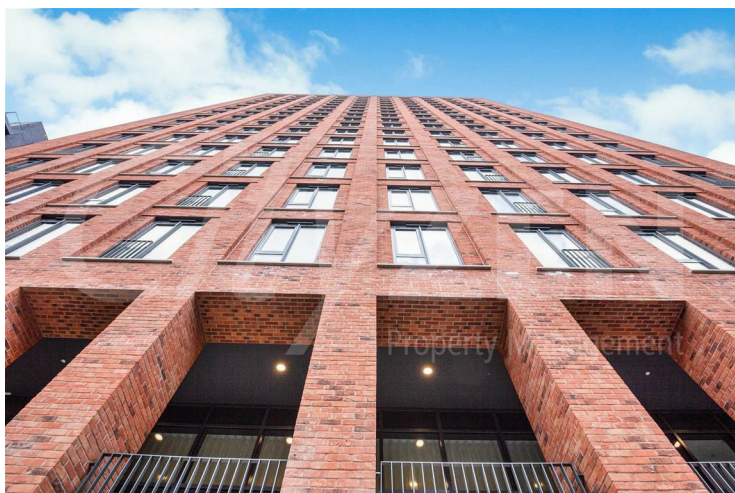
SILKBANK WHARF



KITCHEN



SILKBANK WHARF

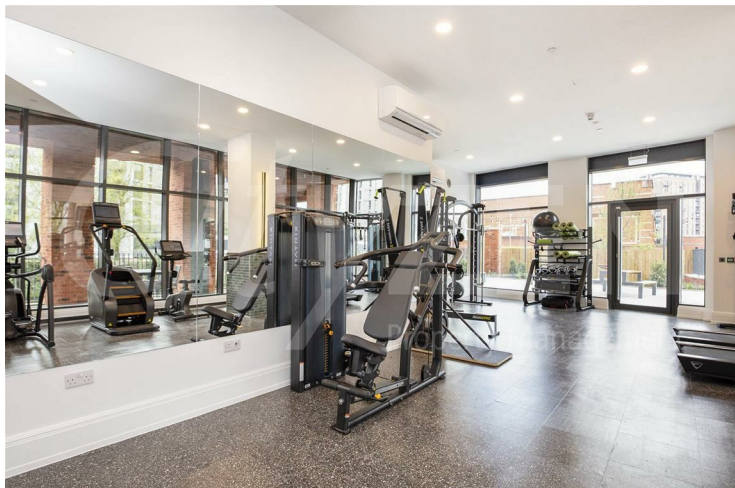


SILKBANK WHARF

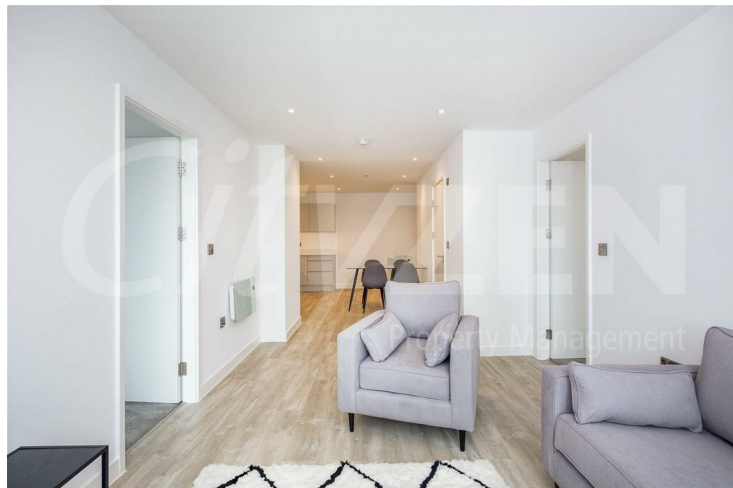


LOBBY/LOUNGE

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



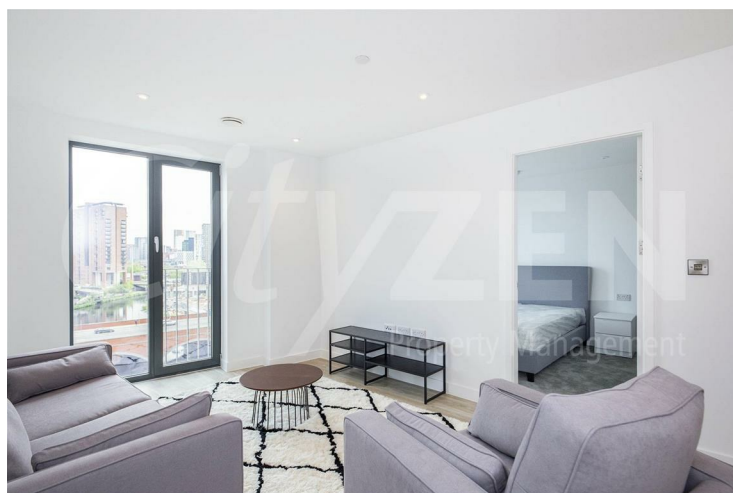
GYM



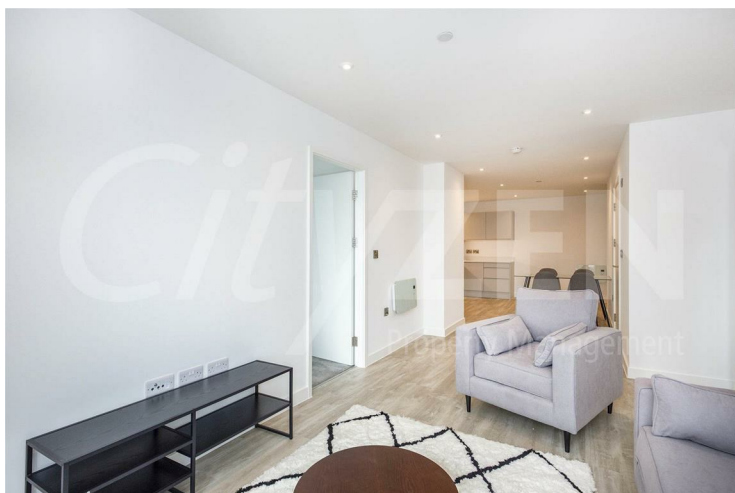
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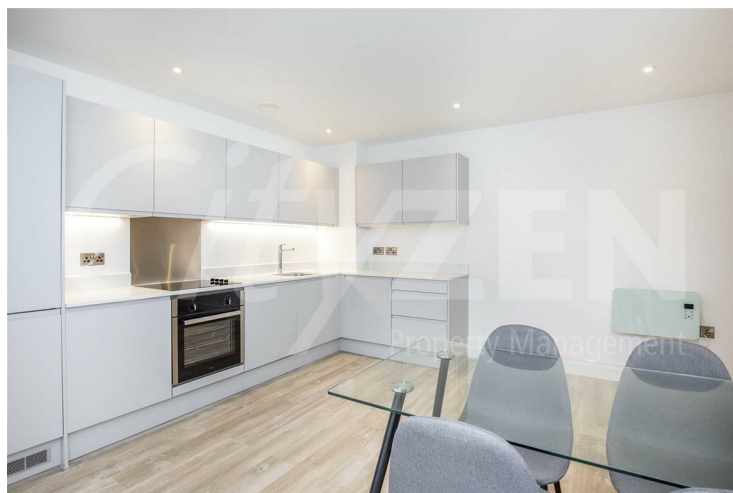
RECEPTION



RECEPTION



RECEPTION

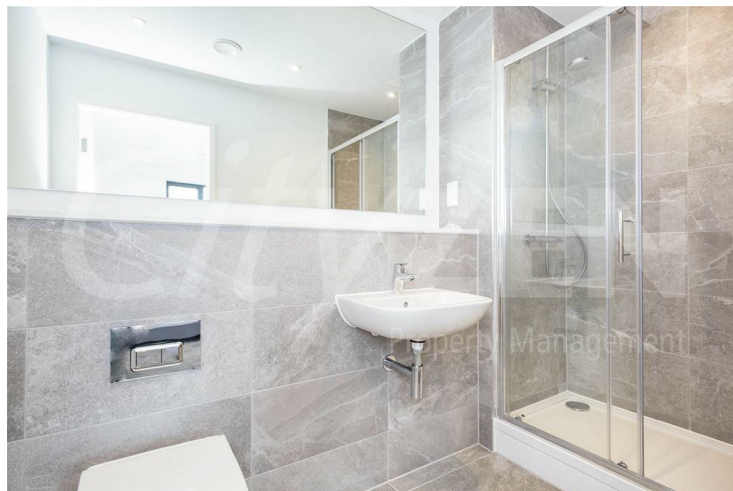


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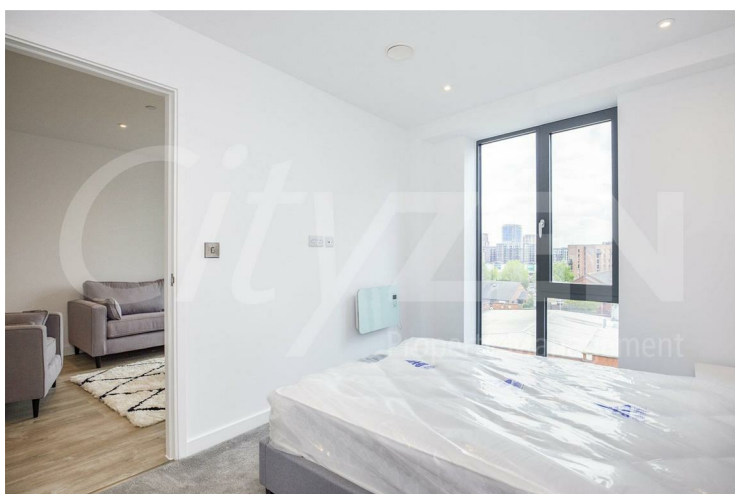
Silkbank Wharf, 21 Derwent Street, Manchester, M5 4EP



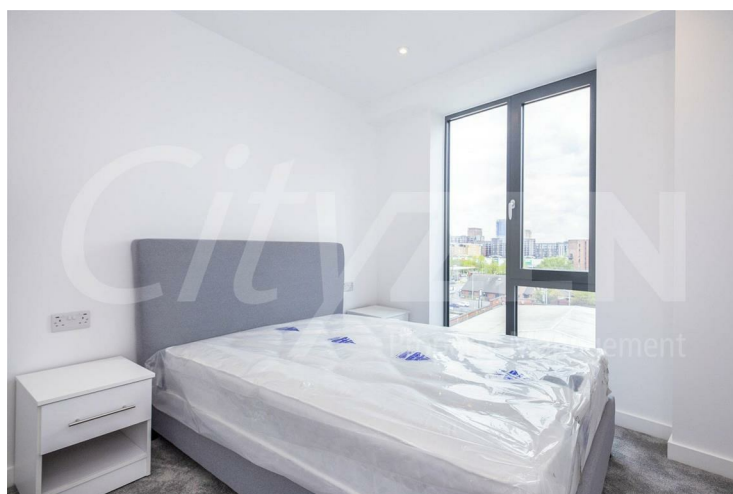
BEDROOM



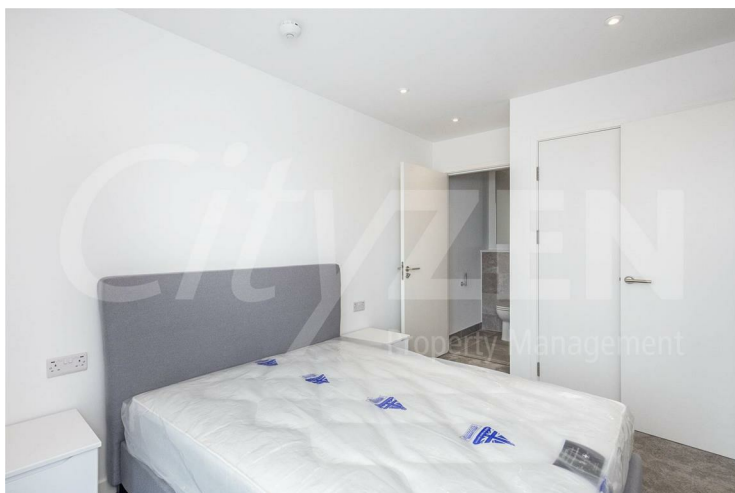
SHOWER ROOM



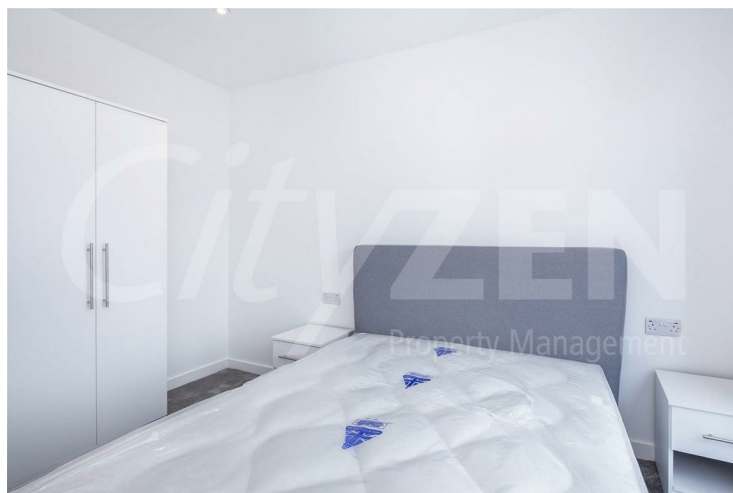
BEDROOM



BEDROOM



BEDROOM

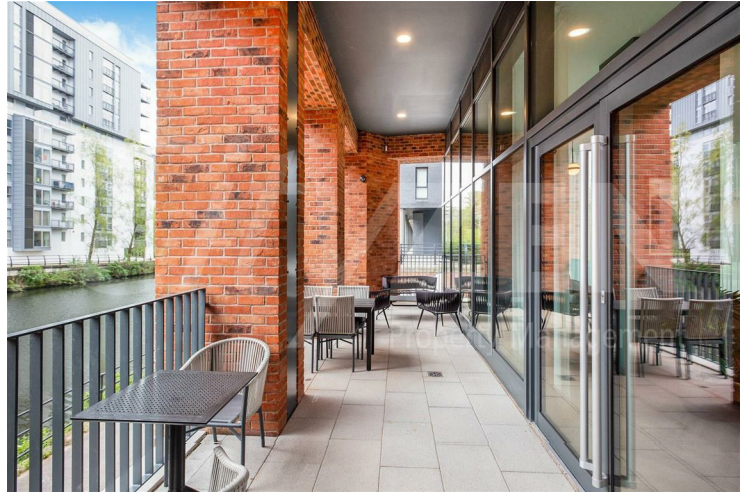


BEDROOM

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



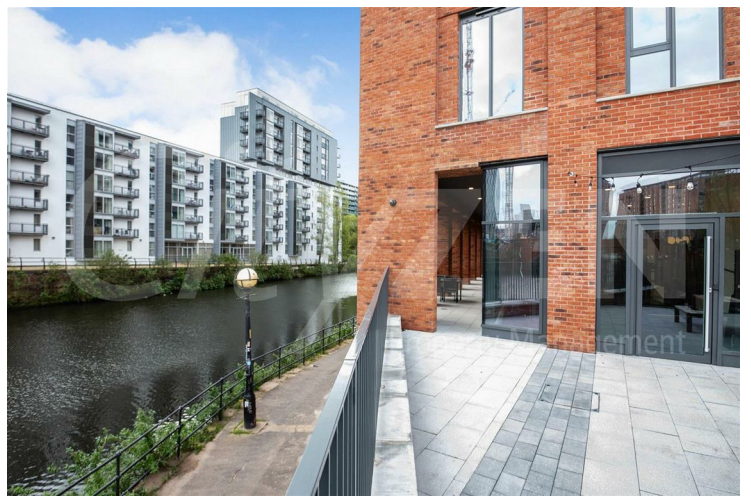
BEDROOM



RIVERSIDE TERRACE



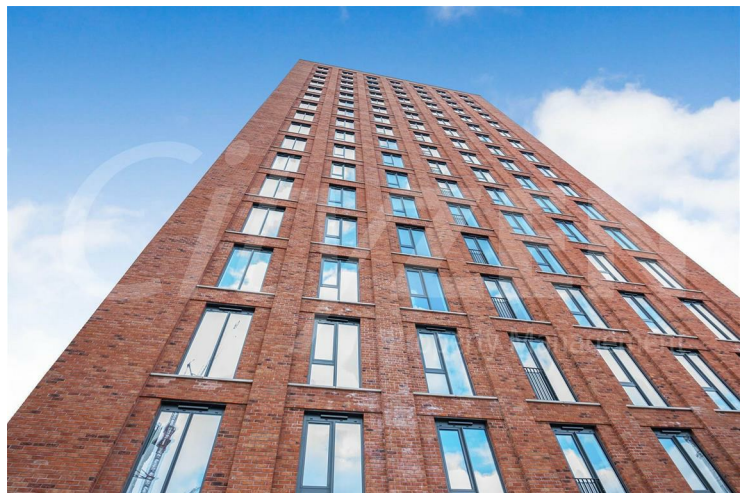
BATHROOM



SILKBANK WHARF



BUILDING ENTRANCE

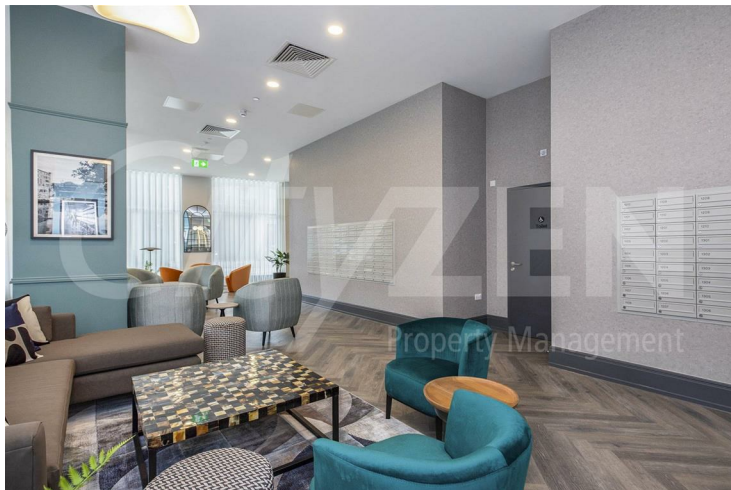


SILKBANK WHARF

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



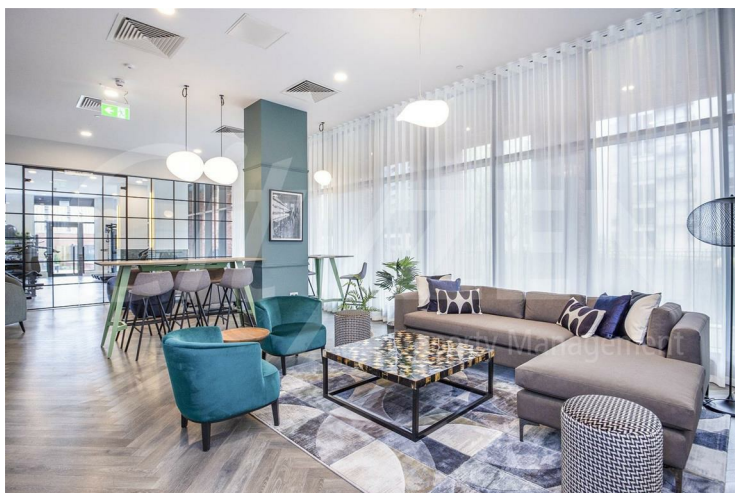
SILKBANK WHARF



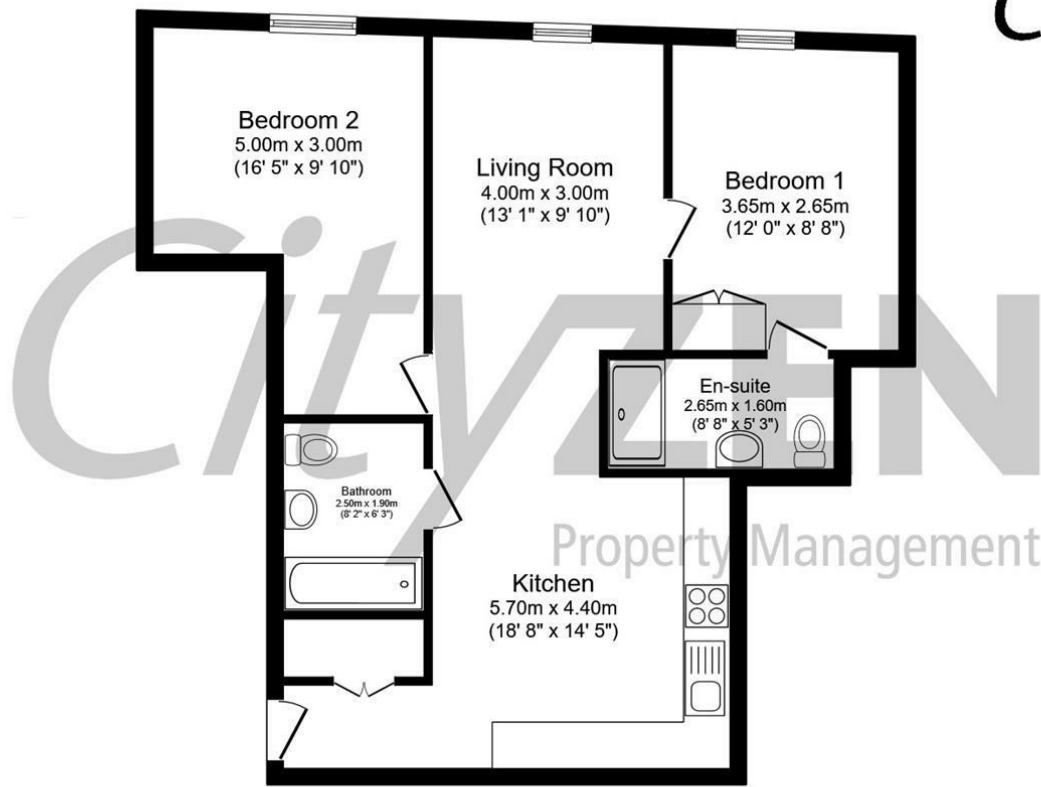
LOBBY/LOUNGE



LOBBY/LOUNGE

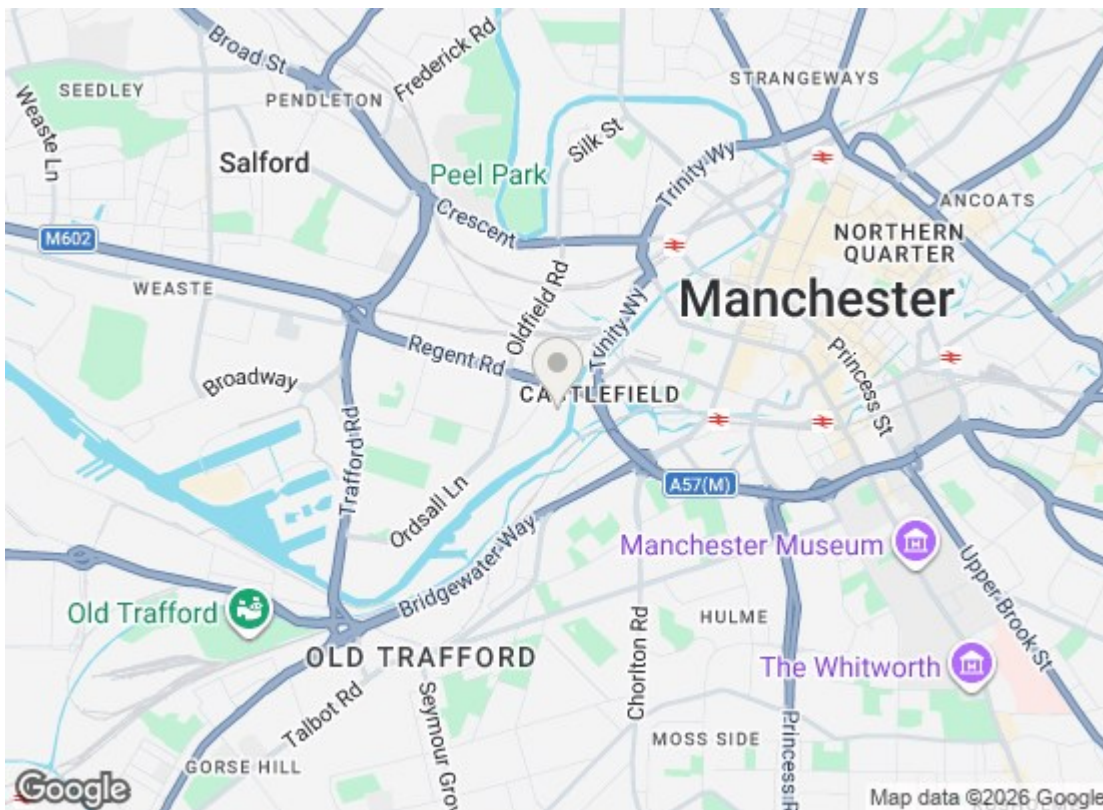


LOBBY/LOUNGE



Total floor area 70.0 m² (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.