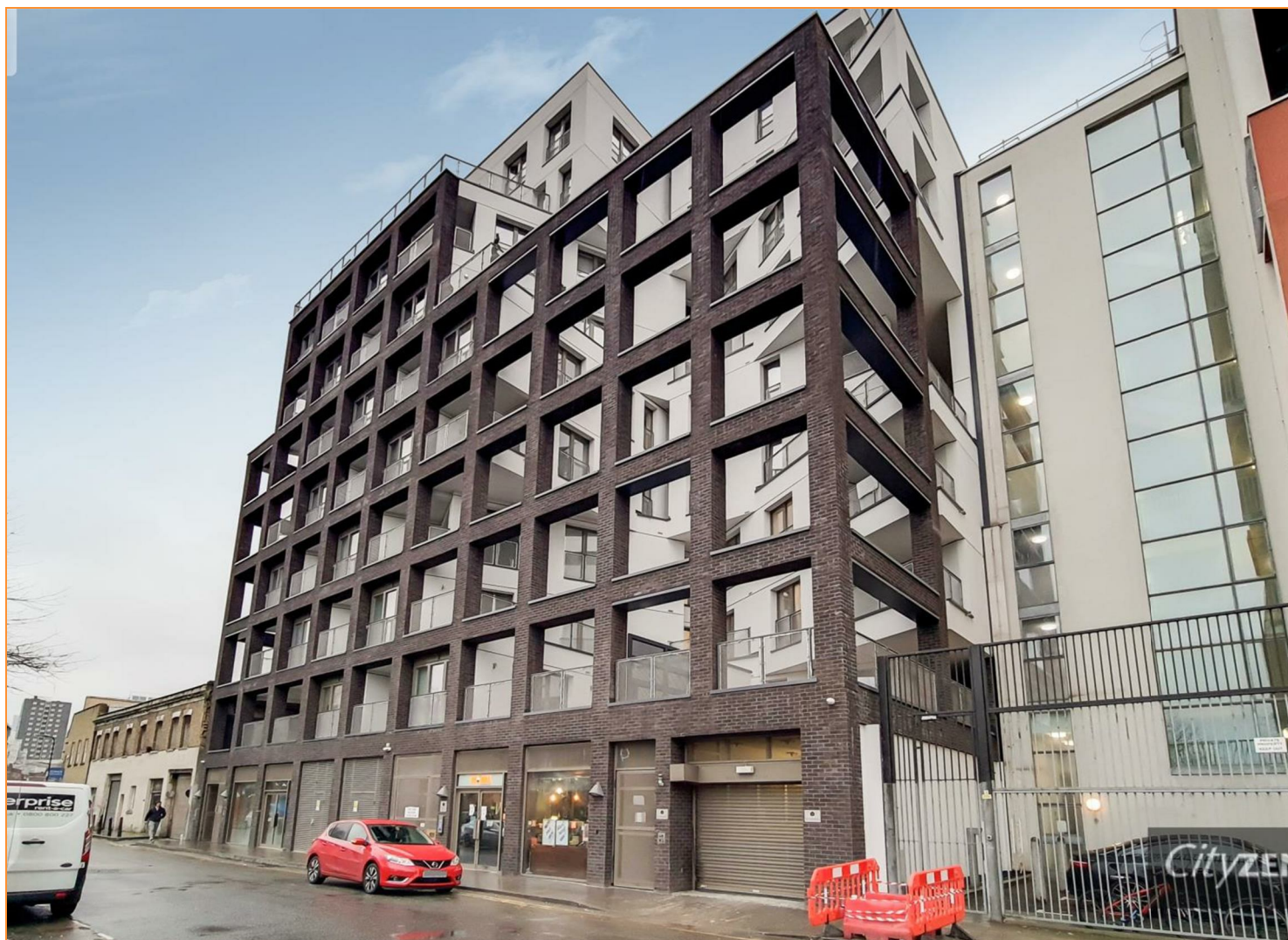




## **The Cube Building, 17-21 Wenlock Road, Shoreditch, N1 7GT**

**Asking Price £780,000**

A 2 BEDROOM 2 BATHROOM APARTMENT FOR SALE WITH OVER 1,000 SQUARE FEET OF PRIVATE OUTSIDE SPACE WITHIN A LANDMARK BUILDING ON THE BANKS OF THE REGENTS CANAL.

The Cube Building is located just off City Road and facing both the Canal and Shepherdess walk park

The impressive accommodation is set over 750 square feet plus an incredible 1,011 square feet of patio/terracing and comprises a light and bright dual aspect South/West facing reception room with open plan fully fitted kitchen and access to the terrace, a South facing double bedroom with built in wardrobes and access to the terrace as well as a luxury En-suite shower room, there is a further double bedroom which also has access to the terrace and luxury bathroom. Additional storage is located off the hallway

Old Street tube station, cafes, host of local shops and main supermarkets are a short walk away.  
Day concierge

Service charge £5647 per annum

- THE CUBE BUILDING N1
- LOCATED ON THE REGENTS CANAL
- 1ST FLOOR
- CONCIERGE SERVICE
- SHORT WALK TO OLD ST & ISLINGTON
- OVER 1000 SQ FOOT TERRACE
- 2 BATHROOMS
- SOUTH/WEST FACING
- MINS FROM OLD ST STATION
- 2 DOUBLE BEDROOMS

# The Cube Building, 17-21 Wenlock Road, Shoreditch, N1 7GT



THE CUBE BUILDING



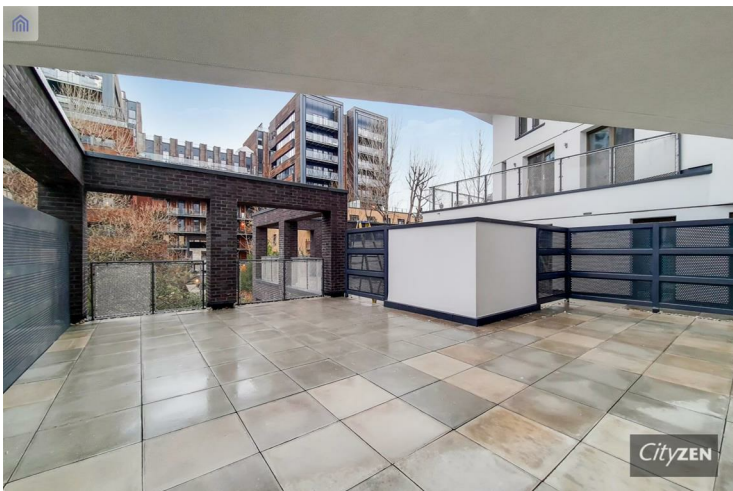
RECEPTION ROOM



RECEPTION ROOM



KITCHEN



TERRACE



KITCHEN

## The Cube Building, 17-21 Wenlock Road, Shoreditch, N1 7GT



BEDROOM



EN SUITE SHOWER ROOM



BEDROOM



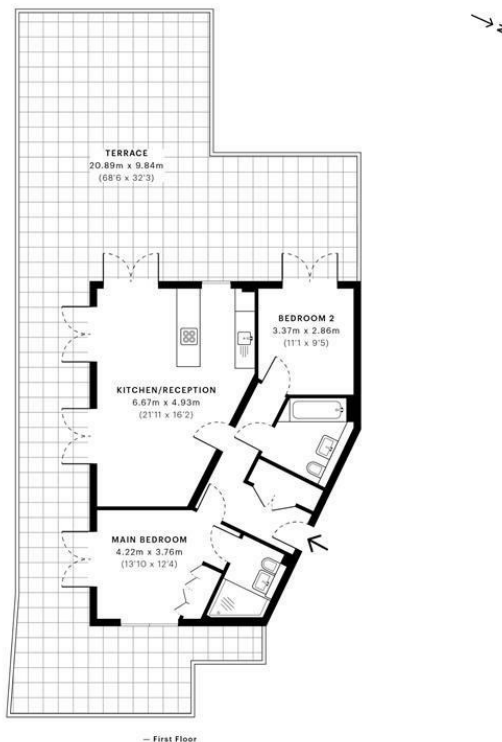
BATHROOM



BEDROOM



TERRACE



- First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
69.73 sqm / 750.57 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and structural features  
Includes workrooms, restricted head heights  
66.76 sqm / 718.60 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
93.95 sqm / 1011.27 sqft

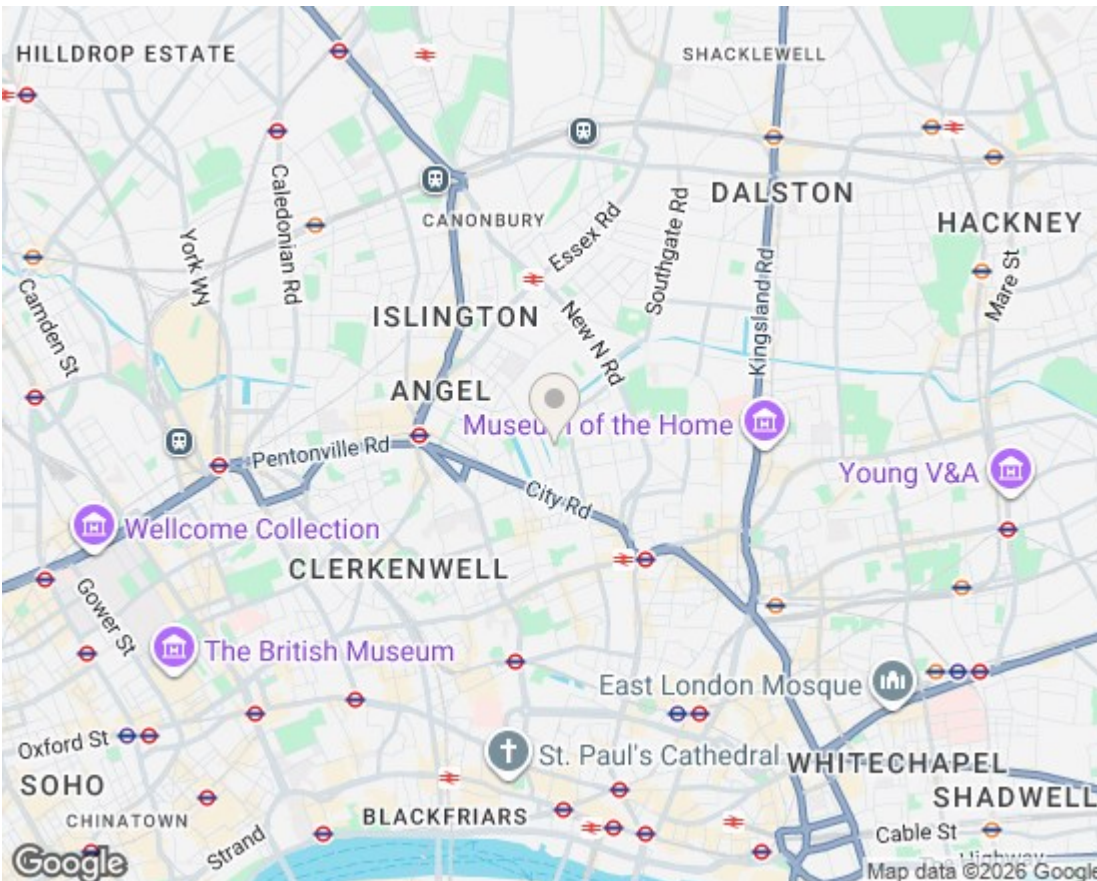
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW10 RESIDENTIAL 163.68 sqm / 1761.64 sqft  
IPW10 RESIDENTIAL 160.98 sqm / 1732.77 sqft

spec id: 621c59f22aaca0d0ba09930



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92+)                                                           |         |           |
| (81-91)                                                         |         |           |
| (69-80)                                                         |         |           |
| (55-68)                                                         |         |           |
| (39-54)                                                         |         |           |
| (21-38)                                                         |         |           |
| (1-20)                                                          |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+)                                                           |         |           |
| (81-91)                                                         |         |           |
| (69-80)                                                         |         |           |
| (55-68)                                                         |         |           |
| (39-54)                                                         |         |           |
| (21-38)                                                         |         |           |
| (1-20)                                                          |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.