

## FEATURES

1118 sq. ft.  
Views over London  
Part double height ceilings  
Dressing room in the master bedroom  
Large decked balcony



For more details on this property or to arrange a viewing, please contact u.s.

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### A message from the big cheese

Criticism, comments, suggestions, praise? Call me, David Pollock, Managing Director on my private line: 020 7604 2525.

### Legal stuff

Our solicitors say we must clearly outline that these details are only to give you a rough idea of the above property. We say buyers and renters know this anyway, however so there is no confusion we have tried to get this information as accurate as possible. Before making an offer, buying or renting this property please seek independent advice.

### Greene stuff

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lofts, live/work, contemporary space  
sales, letting, residential, commercial

70 Clerkenwell Road London EC1M 5QA  
020 7251 4000



# UNION WHARF, N1

# £685,000

This fantastic 1118 sq.ft. loft has been completely redesigned and refitted to create a stunning, high spec space ideal for entertaining, facing west over London and is unlike any other we have seen in this well known and sought after deployment. Overlooking the canal basin, this space boast a crisp clean design throughout, part double height ceilings, gallery master bedroom with dressing room, en-suite and bath suite, plus a study/chill out area and large decked balcony to enjoy the views and sunsets.

The Union Wharf development is located at the Northern end of Wenlock Road by the Grand Union canal between Old St and Islington.



This recent development, completed in 2002, provides excellent access to local transport links including Old Street and Angel Underground stations (Northern line) and extensive bus routes running to and from the City and West End.

Islington's vibrant Upper Street with its extensive bars, restaurants and shopping facilities is within easy walking distance as are Hoxton, Clerkenwell and Shoreditch.

The Building's entrance is secure and impressive with an entrance hall that is as tall as the building itself and benefits from a daytime porter, intercom-system and passenger lift to all floors.

Please call U.S. for further info and to arrange your viewing of this space.

### Reception

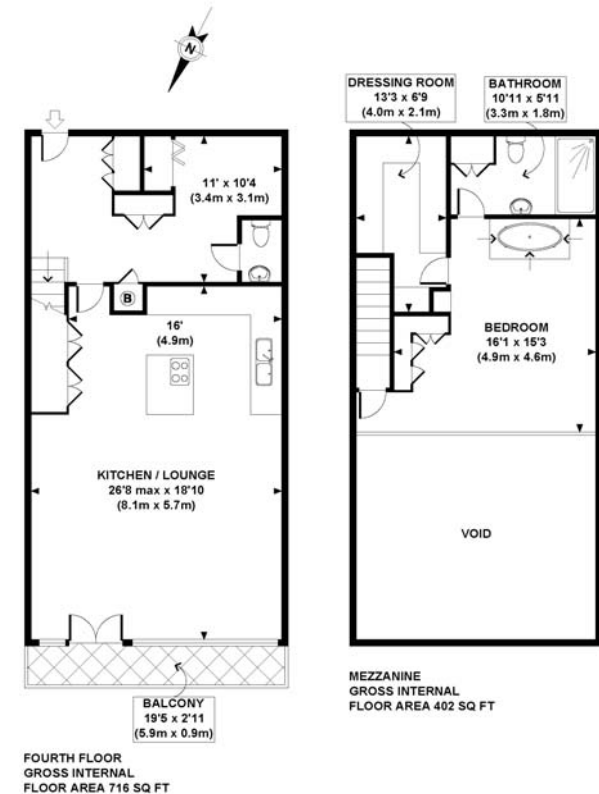
- Double height ceilings
- Exposed concrete
- Floor to ceiling windows
- White resin floor
- Doors to roof terrace
- Views over London & Canal basin
- Open plan kitchen

### Kitchen

- Wall & base units
- White fronts
- Corian work surfaces
- AEG convection hob
- Feature extractor fan over
- Electric oven
- Space for fridge/freezer
- Integrated dishwasher
- Masses of storage
- Sunken spot lighting

### Hallway

- Sunken spotlighting
- Masses of storage



APPROX. GROSS INTERNAL FLOOR AREA 1118 SQ FT / 104 SQ M  
SRUS - 290908 Copyright [photoplan.co.uk](http://photoplan.co.uk)  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.

### WC

- White resin floor
- Black mosaic tiled walls
- Contemporary washbasin
- Concealed strip lighting
- WC

### Study/chill out area

- A fantastic space
- Well designed
- Concealed work area
- Sunken Spot lighting
- White resin floor

### Mezzanine bedroom

- Dark wooden floors
- Glass balustrades
- Awesome views
- Exposed concrete ceiling
- Wall lighting
- Masses of storage
- Walk-in dressing room
- Feature Duravit bath

### En-suite

- Tiled floors and walls
- Feature washbasin
- Large twin shower
- Glass doors

- Heated towel rail
- WC

### Utility cupboard

- Space & plumbing
- For washing machine
- And tumble dryer

### Features

- Stunning space
- Canal views
- Roof terrace
- Live/work
- LL: TBC
- SC: TBC