



New Wharf Road, London

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*Beyond your expectations*



# A top floor one bedroom warehouse flat set by Regents Canal. EPC:

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Premium location | warehouse conversion | top floor | original features | open plan reception space | kitchen | mezzanine bedroom | mezzanine store area | bathroom

## Offers in excess of £575,000 Share of Freehold

### Description

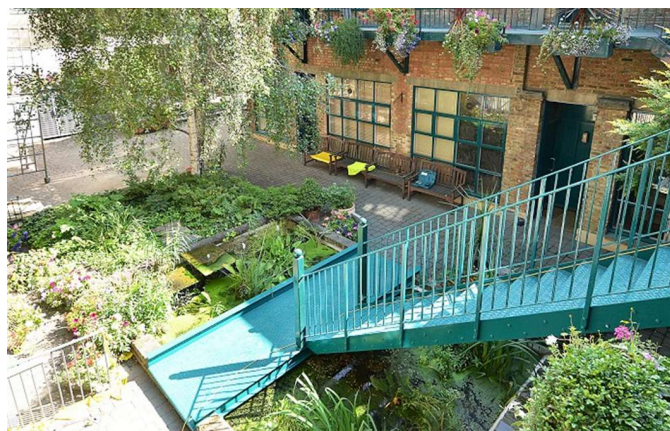
A one bedroom apartment converted from this period warehouse originally built to store ice used in the manufacture of ice cream. This is a rare opportunity to acquire a wonderful blank canvass that can be custom designed to offer a bright and airy warehouse apartment. Exposed bricks, beams and wood flooring make this a very attractive offering. Currently the accommodation comprises of a large open plan space, mezzanine bedroom area, mezzanine storage, bathroom and kitchen.

### Location

Gattis Wharf and New Wharf Road is located within easy reach of Kings Cross which has excellent transport and local amenities and has benefitted from the Kings Cross Re-generation. The facilities and services of Angel are also within reach and the river only moments away.

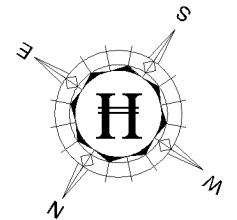
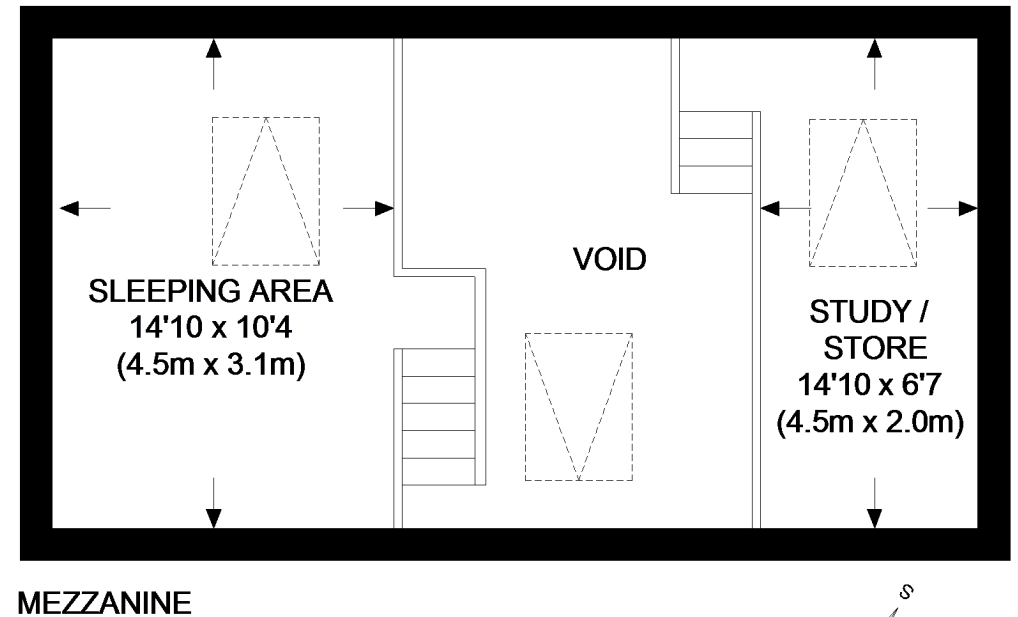
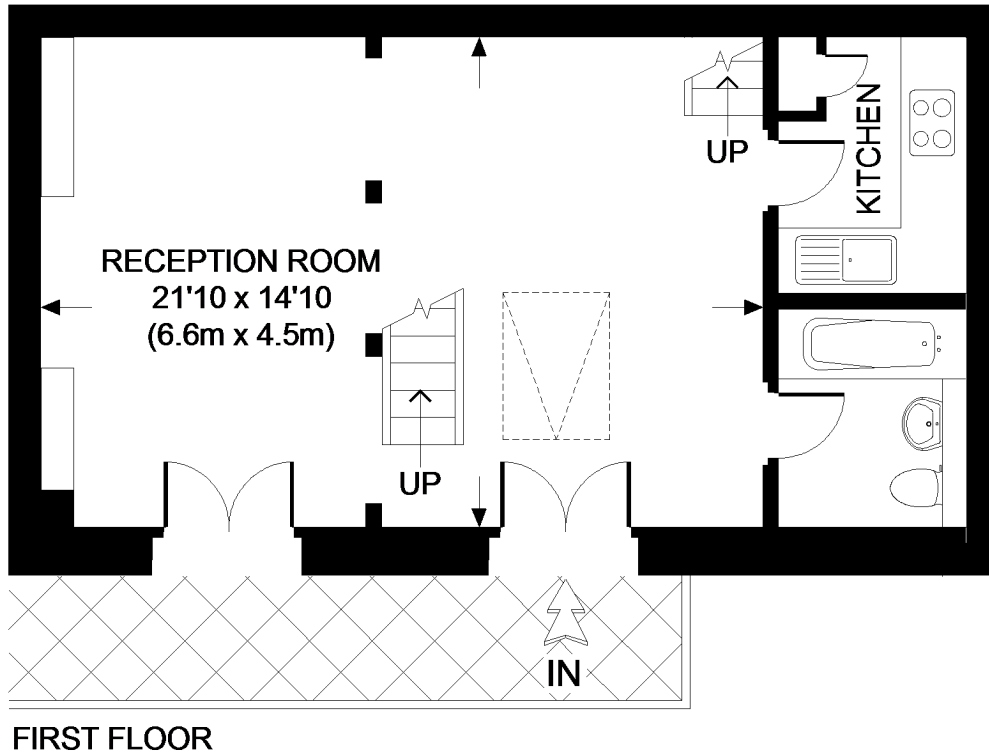
### Additional Information

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	43
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## GATTIS WHARF



**APPROXIMATE GROSS INTERNAL AREA = 689 SQ.FT. (64 SQ. M.)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon it.

Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



