THE MERCHANT BUILDING
ISLINGTON • N1
A brand new smart and spacious apartment on Wharf Road

Location
The Merchant Building located on Wharf Road, which is just a short distance from Islington’s Upper Street offering an array of shops, cafes, restaurants, and bars. It is a 12 minute walk (0.6 miles) from Angel Underground Station, which services the Northern Line, and a short walk to Old Street Station. (All distances are approximate)

Terms
Available furnished

Guide price
£595 per week

Viewing
All potential tenants should be advised that as well as rent, an administration fee of £276 and referencing fees of £48 per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) and/or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. Particulars dated November 2016. Photographs dated November 2016. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members’ names.

Approximate Gross Internal Floor Area
64 sq.m. / 702 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Energy Efficiency Rating

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2 bedrooms • 2 bathrooms • large reception room • open plan kitchen • concierge • communal roof terrace • EPC rating B

FIRST FLOOR

KITCHEN

BEDROOM 13’10 x 9’10
(4.2m x 3.0m)

BEDROOM 13’10 x 9’
(4.2m x 2.7m)

RECEPTION ROOM
24’6 x 9’10
(7.5m x 3.0m)