

AUCOOT



ADDRESS

Union Wharf, London N1

PRICE

£1,250,000

DESIGNER

YAM Studios

INFORMATION

This expansive modern apartment overlooks the Regent's Canal in one of the most sought-after buildings in North London. A full refurbishment has been carried out by interior designers, Yam Studios, who have created a minimal, monochrome scheme that accentuates the feeling of space and air offered by the 15ft high, fully glazed outlook. Their trademark attention to detail and use of high-quality materials and finishes, complement the existing architecture of this stunning one-bedroom home. As well as a canal-side balcony, there's also secure parking and a porter.

The apartment is on the fourth floor (with lift access), overlooking the canal and facing west. As soon as you enter the open plan living space you're struck by the floor to ceiling, double height windows that stretch from wall to wall. The balcony runs along the entire width of the glazing and offers further roof-top and canal-side views. Inside, the space is bathed in light and the design choices complement the industrial feel of the exposed concrete pillars and ceilings. A hand-poured resin floor, architectural lighting and polished plaster walls provide understated luxury. The black kitchen, with bog-oak units, Corian worktops and Vola taps, sits unassumingly across the back wall just in front of a dining area. On this level there is also a WC with Armourcoat polished plaster walls and additional storage areas. An architectural staircase, with clean lines and hidden lighting, leads you to the open mezzanine with a large bedroom, dressing area, walk-in wardrobe and the master bathroom.

The designers say: "At YAM Studios we appreciate the beautiful simplicity of minimalism and follow this principle in all our projects. Achieving ultimate minimalism is all about clever storage and attention to detail, leaving you with a perfect calm interior."

Wenlock Road is close to Old Street, Shoreditch, Barbican and the City. There are numerous internationally acclaimed galleries, restaurants and bars to choose from – the Victoria Miro Gallery, Jamie Oliver's Fifteen and relative newcomer, Sardine are three of the closest. The Regent's canal is a short walk and Angel is a little further, either along the canal or via City Road. There are good transport links with buses running in to the City and the West End, and the distance to Old Street station is 0.5 miles.

LEASE LENGTH

Approx 994 years

SERVICE CHARGE

Approx £4224 pa

EPC

=tbc



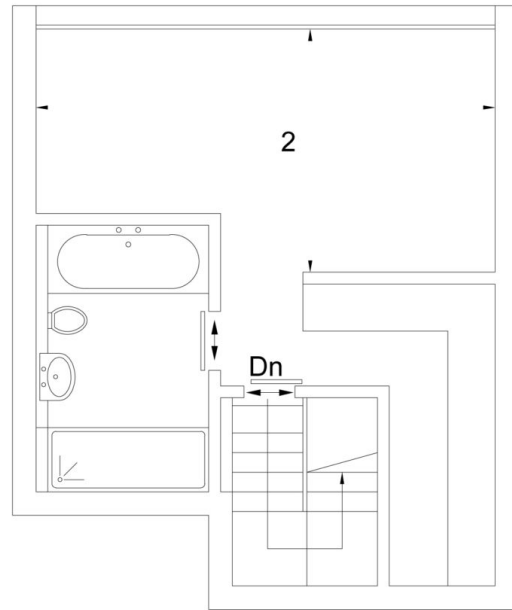
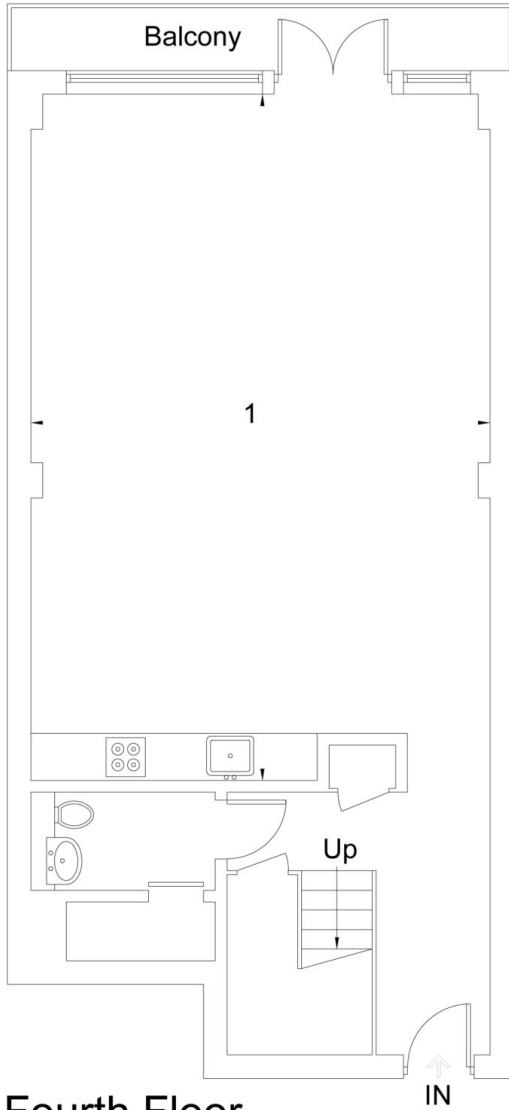
AUCOOT

Fourth Floor

1. Kitchen / Reception Room (28'9 x 19'2)

Mezzanine

2. Bedroom (19'3 x 10'2)



Fourth Floor

Mezzanine

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Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft

Illustration for identification purposes only. Not to scale. Ref: 223627

