



THE MERCHANT BUILDING, WHARF ROAD, 2 BED APARTMENT

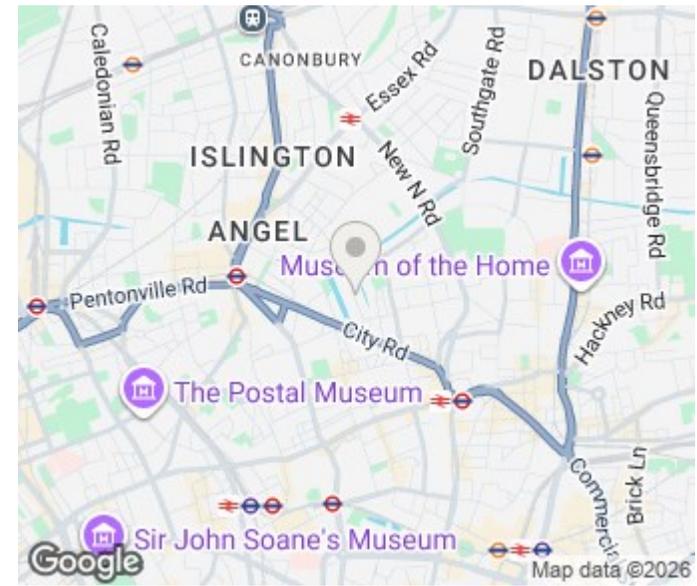
£3,500 PER MONTH

LARGE PRIVATE TERRACE This beautifully presented, newly built two-bedroom apartment is situated on the fourth floor of a contemporary development. The home offers a bright, open-plan reception with a sleek, modern kitchen, built-in wardrobes, and practical utility storage. A private terrace provides peaceful canal views, perfect for relaxing or entertaining.

Additional features include underfloor heating, lift access, and 24-hour concierge services, combining comfort and convenience in a stylish setting.

Perfectly located within walking distance of Angel and Old Street stations, with the vibrant shops, cafes, bars, and restaurants of Upper Street and Islington just moments away.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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