



FLAT 102, ROYLE BUILDING, WENLOCK ROAD, ISLINGTON, LONDON, N1  
**£650,000 LEASEHOLD**

## A ONE BEDROOM WAREHOUSE CONVERSION SET MOMENTS FROM REGENTS CANAL N1

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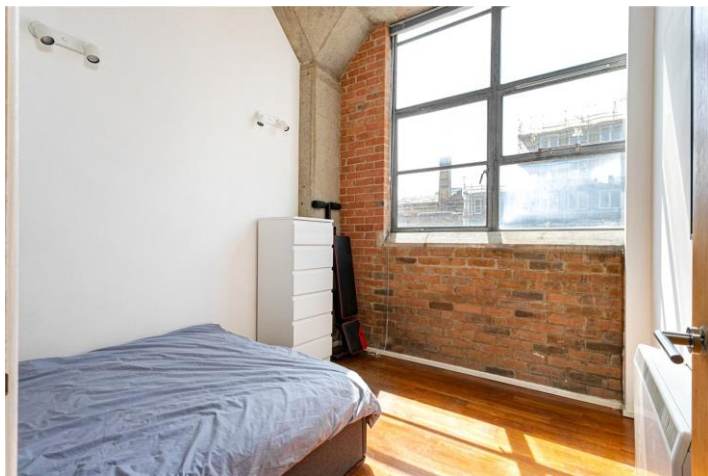


## DESCRIPTION:

A wonderful, one double bedroom, warehouse conversion situated on the first floor of this iconic former Royle Print Works development in Islington, N1. The property is flooded with natural light and is presented in good condition throughout. Accommodation includes a spacious bedroom, bathroom, separate kitchen and large reception room that leads out to a 21ft x 17ft private terrace. Along with the building's trademark solid concrete ceilings, this impressive five-storey, brick building was converted in 1997 and the communal areas maintain the original terrazzo flooring, large terrazzo stairs and a passenger lift to all floors. There is also a porter and the residents have use of secure bike storage.

Royle Building, situated on Wenlock Road is a stone's throw away from Regents Canal offering beautiful walks right the way through East London then back into the City. The property is also perfectly located close to Upper Street, for those keen shoppers and restaurant goers and Shoreditch Park for the outdoor enthusiasts. There are a number of transport links nearby providing easy access to the City including the buses from both New North Road & Essex Road, the tube from Angel and Old Street (Northern Line), Essex Road rail station taking you straight into Moorgate (First Capital Connect) and Hoxton overground station.

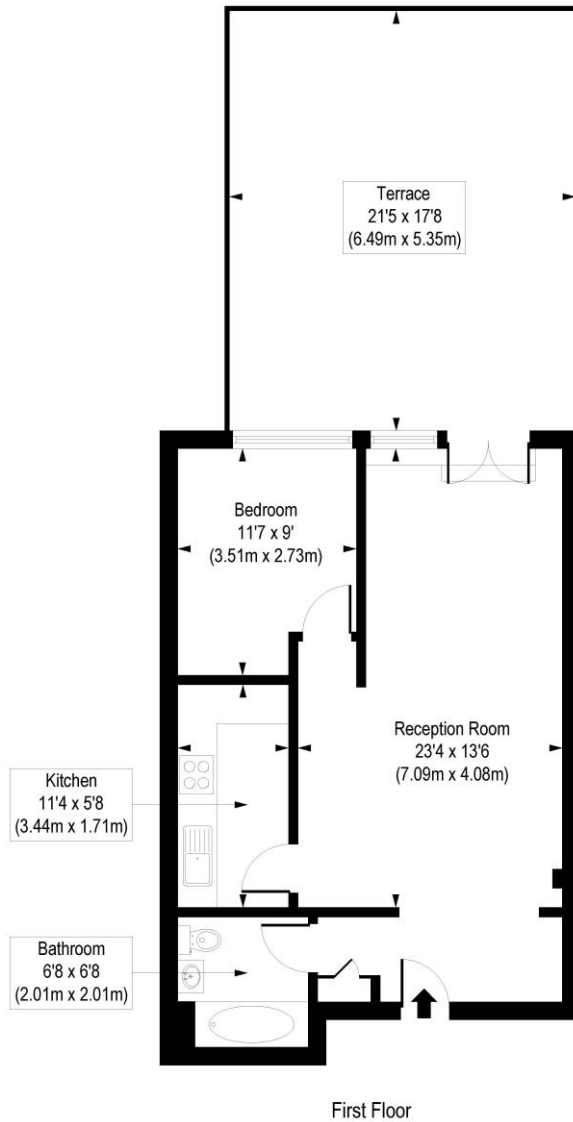
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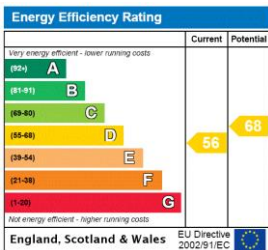
# Royle Building, Wenlock Road, N17

Approx. Gross Internal Floor Area 562 sq. ft / 52.24 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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