

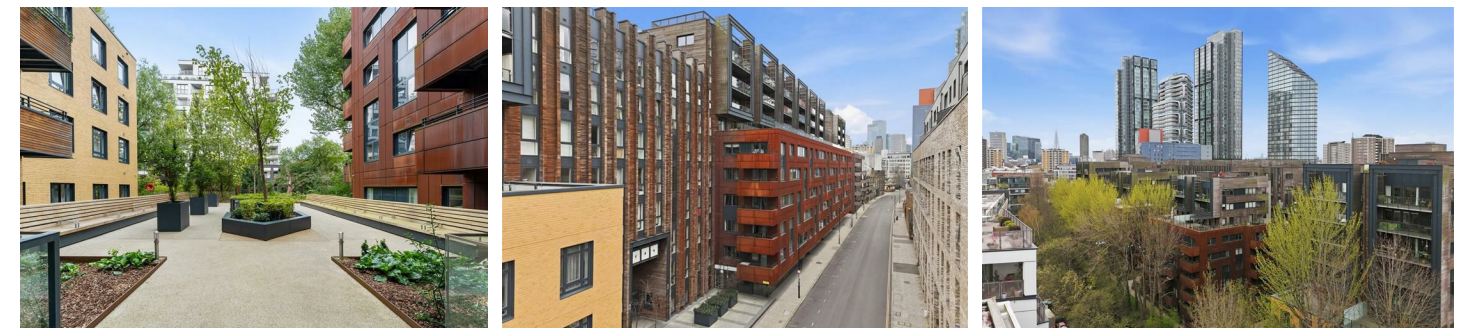
## The Cooper Building

Approximate Gross Internal Area = 818 sq ft / 76 sq m



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



### The Cooper Building Wharf Road, Hackney

Asking Price £795,000 Leasehold

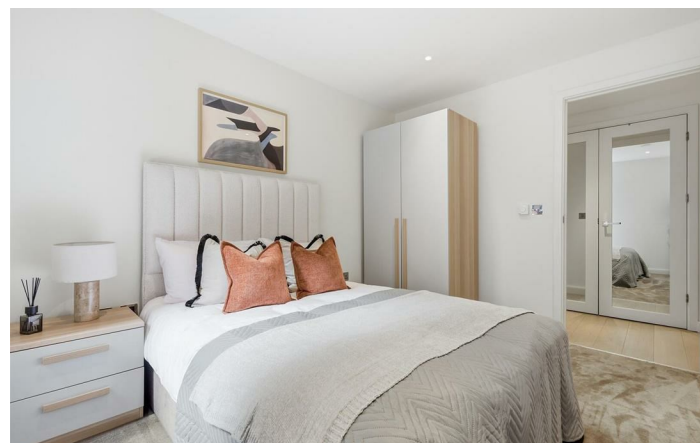
- Two double bedroom apartment
- Large balcony
- 0.5 miles to Old Street and Angel Tube Stations
- Ensuite shower room and family bathroom
- Contemporary kitchen
- Lift access and concierge facilities

# The Cooper Building Wharf Road, Hackney

Located equidistance from Old Street and Angel tube stations (0.5 miles), Petty Son and Prestwich are proud to offer for sale this stylish two double bedroom, two-bathroom, apartment positioned on the third Floor.



Council Tax Band: E



The Cooper Building is located on Wharf Road, which runs north from City Road. Positioned ideally between Old Street and Angel, both locations are serviced by great transport links including Northern line, London Overground and local buses into the City. City Road and Upper Street also offer a popular and sought after selection of shops, bars and restaurants.

11'0" x 9'1"

The apartment enjoys lots of natural light and is in excellent decorative order throughout. Stepping inside, the two double bedrooms are either side of you, with the double bedroom featuring a slick fully tiled ensuite shower room. There is also a separate bathroom that is equally as impressive and having the two bathrooms and two double bedrooms, it makes this apartment ideal for those sharing or for investors looking for a good rental return.

The apartment then flows through in a contemporary, high gloss, fully fitted kitchen, with stylish under unit lighting and low maintenance, cream splash backs. The layout of the apartment creates a slight and practical separation between the kitchen and living space, which is generous in size and large enough to comfortably house a sofa and dining table and benefits from French doors opening onto a spacious balcony. Other features include an energy-efficient heating system, underfloor heating, lift access, concierge facilities, leisure space and a large communal roof terrace.

Lease Information: 999 years from 1st april 2013 (989 years currently remain)  
Service Charge: £4331.88 pa  
Ground Rent: £350 per annum  
EPC Rating: B87  
Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 +VAT per person.

## RECEPTION ROOM

16'11" x 13'6"

## KITCHEN

11'0" x 10'10"

## BEDROOM ONE

15'9" x 13'11"

## BEDROOM TWO