



**FREEHOLD PROPERTY FOR SALE**

				
Living rooms	Bedrooms	Bathrooms	Car Park	Area
1	1	2	No	921 sq ft

Investment opportunity, situated within 320 metres from Upper Street and the Angel underground station, this fine period freehold building spans 921 sq ft over four floors; lower ground and ground floor AI usage, currently set up as a salon spanning 495 sq ft, first and second floors are a residential duplex apartment spanning 427 sq ft consisting of reception room with open plan kitchen, stairs to second floor bedroom with fitted wardrobes and shower en-suite.

Surrounded by an abundance of shops, bars and restaurants, 160 metres to Saddlers Wells and 480 metres to Exmouth market.



**TRANSPORT LINKS & JOURNEY TIMES**

Angel Underground Station		Approx 350m
King's Cross St. Pancras Station	 	Approx 1.6 km

**TERMS**

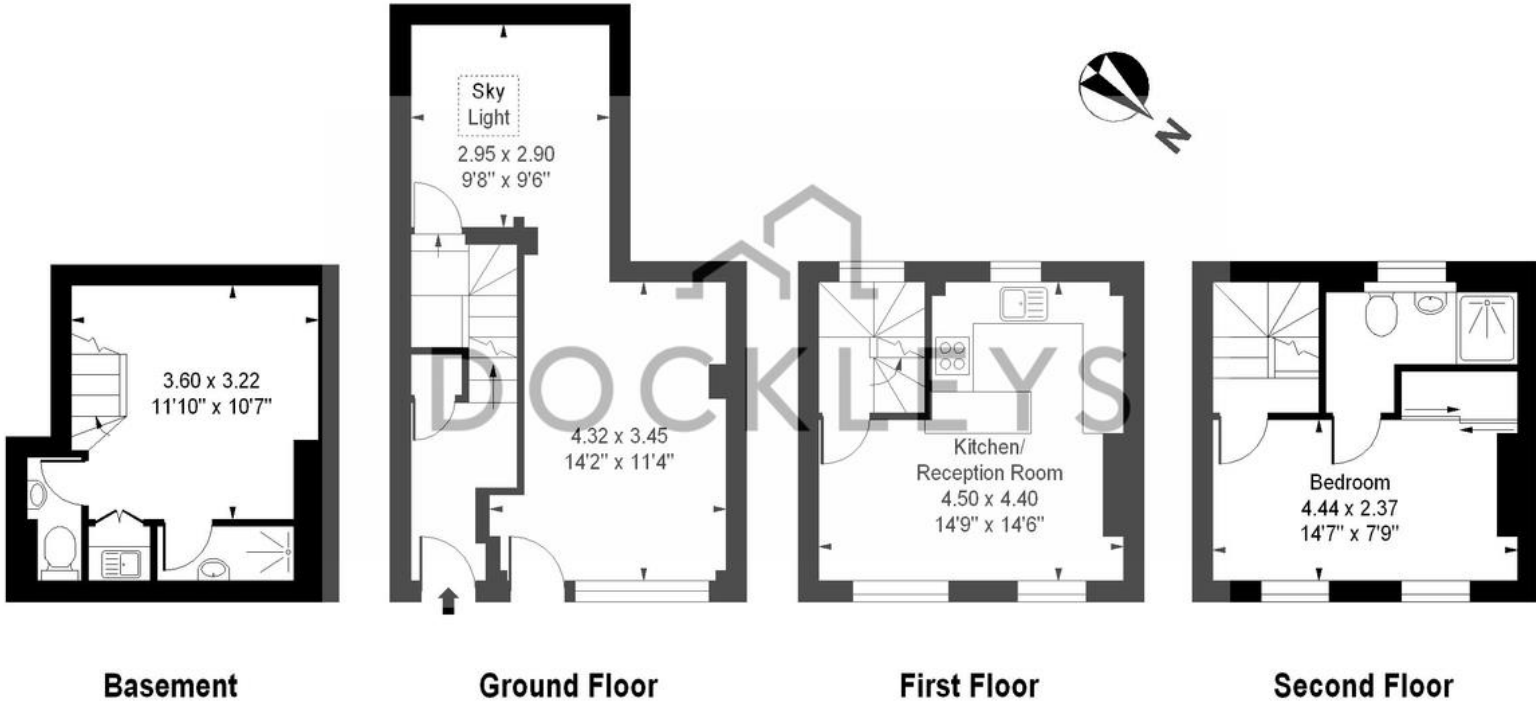
Local Authority: Islington London Borough Council  
Tenure: Freehold





**St Johns Street, EC1V**

Approximate Gross Internal Area = 921 sq ft / 85.56 sqm



Measured in accordance with RICS guidelines.  
 This floor plan is for illustrative purposes only and is not to scale.  
 Dotted lines indicate restricted head height unless marked otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



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In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars are intended as a guide and act as information only. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing. Dockleys always looks at the potential for each property so all references to planning permission should be discussed directly with the local authority.