

## DAME 11 79 DAME STREET

LONDON, N1 7FS

£550,000  
LEASEHOLD


A beautifully presented one bedroom (2nd floor) apartment overlooking Regents Canal, situated in the heart of Angel, Islington.

This one bedroom apartment boasts approximately 590 Sq ft of living space. The property comprises of an open plan kitchen living area leading to a private balcony with views over Regents Canal & the City, double bedroom with fitted wardrobes and a contemporary shower room.

Dame Street is located in the ever popular Angel, Islington. The Regents Canal is moments away and Upper Street is just 0.3 miles from the development. Angel station, Zone 1 is 0.7 miles away.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

Hemmingfords Sales & Lettings  
 Second Floor  
 34 Upper Street  
 London  
 N1 0PN

02038907470  
 info@hemmingfords.co.uk  
 www.hemmingfords.co.uk

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