

24 ANGEL WATERSIDE 4 GRAHAM STREET LONDON, N1 8GB

£925,000
LEASEHOLD

Set within this popular canalside development is a wonderfully proportioned luxury one bedroom apartment. This exceptional property boasts a large private terrace and a spectacular open plan kitchen reception room with floor to ceiling windows with direct views of the canal offering a wonderfully urban yet peaceful view. The entire property is offered in immaculate condition and offers a contemporary warehouse feel with concrete ceilings throughout.

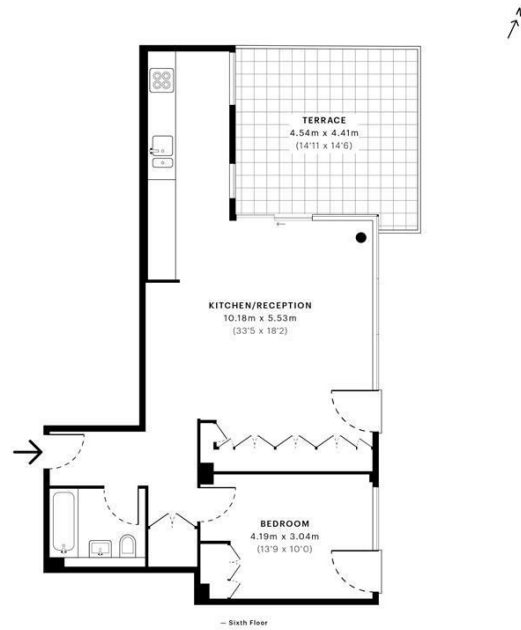
Graham Street is set off City Road and is almost exactly halfway between Angel and Old Street underground stations and is therefore ideally situated for easy access to a variety local attractions and amenities. Angel and Shoreditch both offer a variety of bars, restaurants, shops, theatres and galleries.

Transport links are plentiful with easy access to Angel or Old Street underground stations along with a selection of bus routes direct in to the city or the west end

Hemmingfords

Angel Waterside, N1
 CAPTURE DATE: 12/10/2021 LASER SCAN POINTS: 1,894,976

GROSS INTERNAL AREA
 65.54 sqm / 705.47 sqft



GROSS INTERNAL AREA (GIA)
 The footprint of the property
 65.54 sqm / 705.47 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and external features
 Includes swimming pools, covered terraces
 64.11 sqm / 690.07 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas etc.
 17.46 sqm / 188.15 sqft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.9m
 0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3 RESIDENTIAL: 65.54 sqm / 705.34 sqft
 IPMS 3 COMMERCIAL: 64.19 sqm / 690.21 sqft

spec id: 61643003c7ed6a06556c5ab



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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