



## 26 1 ANN STREET

LONDON, N1 7FF

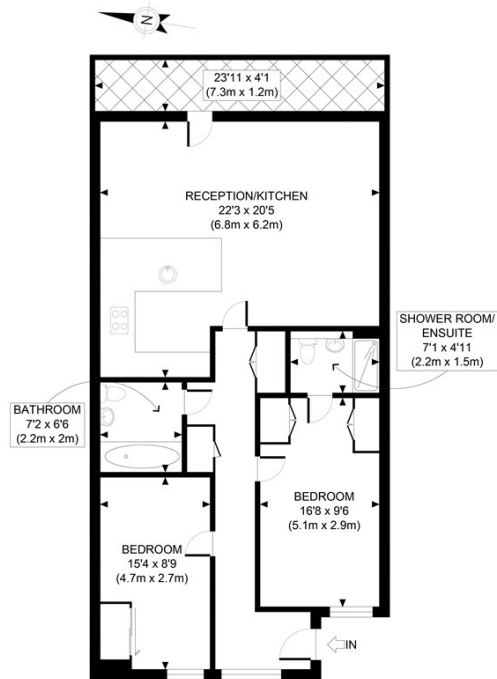
£900,000  
LEASEHOLD

A larger than average, two double bedroom two bathroom (5th floor) apartment in the popular Packington Square development, situated in the heart of Angel, Islington.

This two bedroom apartment boasts approximately 950 sq. Ft of living space. The property comprises of two double bedrooms with fitted wardrobes, open plan reception area with access to a private balcony with views over the square, fully fitted kitchen with integrated appliances, contemporary bathroom (one en-suite) with wood flooring throughout.

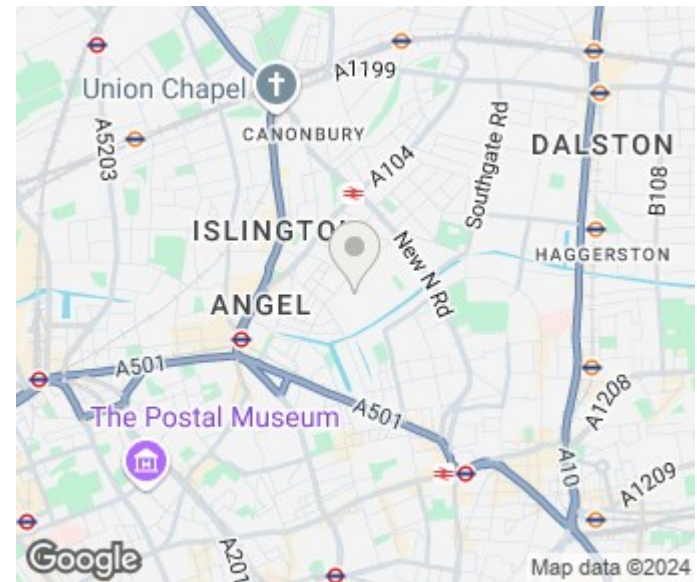
Ann Street is located in the ever popular Angel, Islington. The Regents Canal is moments away and Upper Street is just 0.3 miles from the development. Angel station, Zone 1 is 0.7 miles away.

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FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 946 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 946 SQ FT / 88 SQM		Ann Street N1	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date	25/05/20
		photoplan	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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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