



## FLAT 19 10 PACKINGTON SQUARE

LONDON, N1 7FX

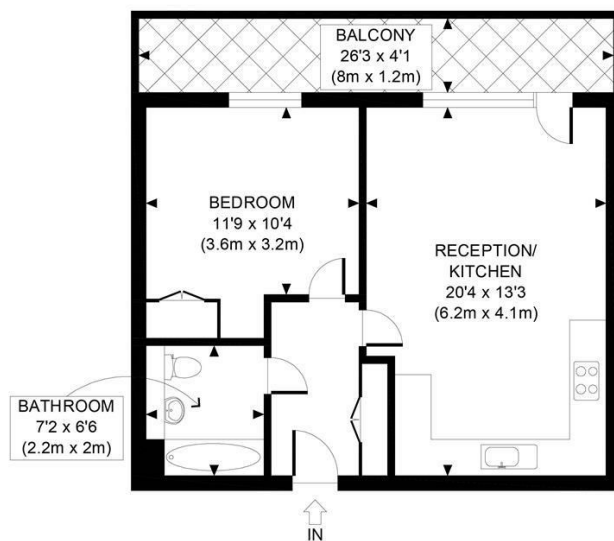
£525,000  
LEASEHOLD

This beautifully presented and well-maintained one-bedroom apartment, located on the fifth floor of a sought-after development, is nestled in the heart of Angel, Islington.

Offering approximately 517 square feet of living space, this apartment features an open-plan kitchen and living area, a private balcony with views over the square, a double bedroom with fitted wardrobes, and a contemporary bathroom suite.

Packington Square is part of a modern development just north of the Regent's Canal. A short walk along the canal leads you to the Angel. Upper Street and Essex Road are close by with a wonderful array of shops, restaurants and pubs.

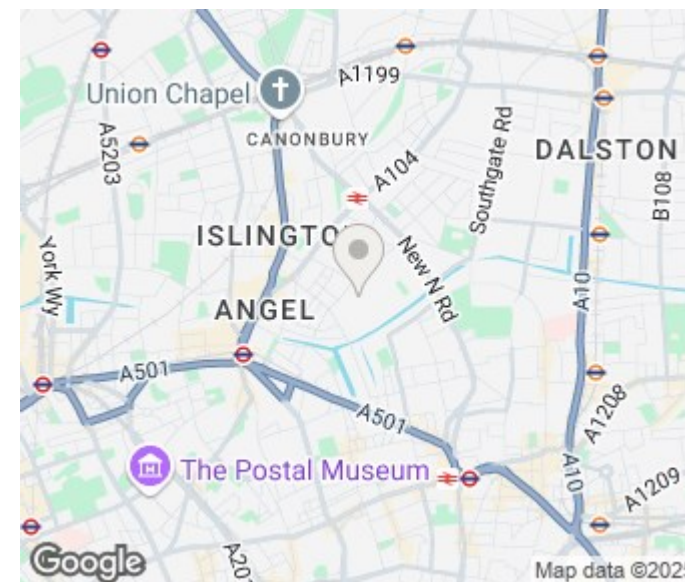
**Hemmingfords**



FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 517 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 517 SQ FT / 48 SQM	
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	
	Packington Sq
date	02/10/24
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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