



## 10 1 ANN STREET LONDON, N1 7FF

£2,750 PCM

This beautifully presented and immaculately maintained one double bedroom apartment is located on the second floor of a highly sought-after modern development in the vibrant heart of Angel, Islington. Offering well-configured living space, this charming property combines contemporary design with functional living, making it an ideal home for both professionals and couples alike. The apartment features a spacious open-plan kitchen and living area, perfect for relaxing or entertaining. The well-appointed kitchen is equipped with sleek, high-end appliances, and the living space enjoys an abundance of natural light thanks to large windows that provide access to a private balcony. The balcony offers a peaceful setting with views over the square, providing a tranquil retreat in the midst of a bustling urban area.

A leisurely walk along the canal brings you to the vibrant Angel, where you'll find Upper Street and Essex Road, both lined with a fantastic selection of shops,

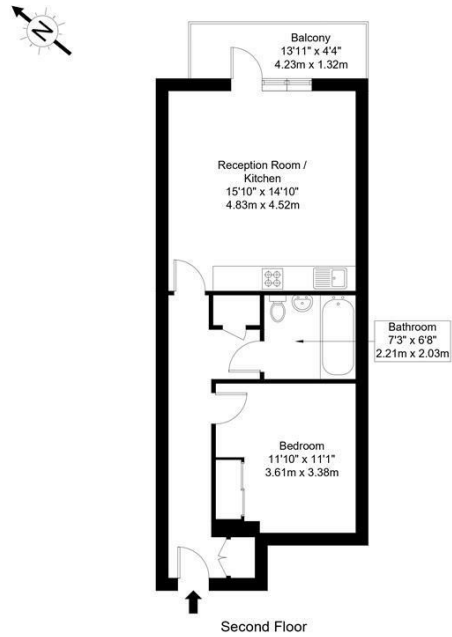
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## Ann Street, N1 7FF

Approx Gross Internal Area = 50.51 sq m / 544 sq ft

Balcony = 5.58 sq m / 60 sq ft

Total = 56.09 sq m / 604 sq ft



Ref :

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**BLEU**  
**PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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

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