



ANN STREET 23 ANN STREET

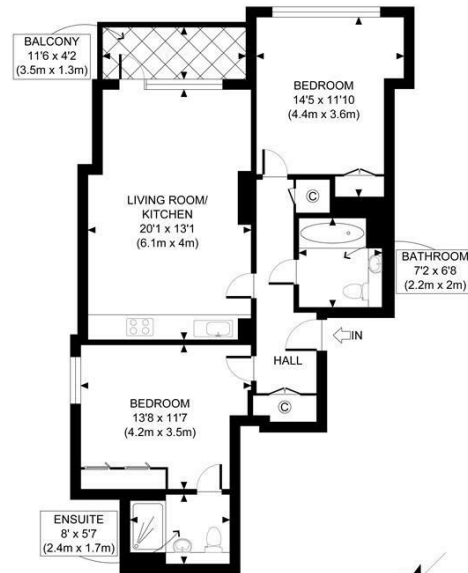
LONDON, N1 7FF

£3,500

A beautifully presented, modern two double bedroom apartment situated on the first floor of this impressive development which was completed in 2018. The apartment comprises; spacious open-plan reception room with floor to ceiling windows and a private balcony with views over the city's skyscrapers and square, two double bedroom with fitted wardrobes and two bathrooms (one en-suite)

Packington Square affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal. The 'Square Mile' of the City is within easy reach by bike or by

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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 758 SQ. FT

APPROX. GROSS INTERNAL FLOOR AREA 758 SQ. FT / 70 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	Ann Street
	date 25/07/23 photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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