



## 34 WOLLATON HOUSE 7 BATCHELOR STREET LONDON, N1 0EY

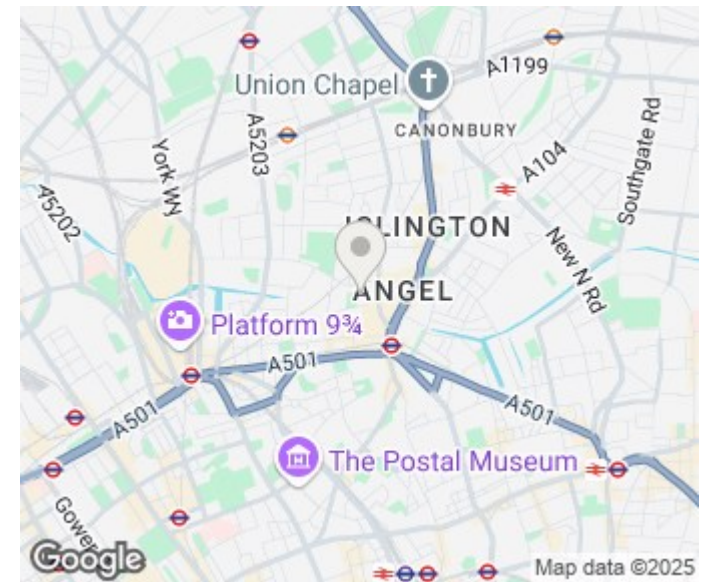
**£3,500 PER MONTH**

**\*Private Terrace\*** Stunning duplex apartment set within this highly sought after secure gated Victorian School Conversion in the heart of Angel.

This light filled apartment occupies the top two floors of this beautiful school conversion, spanning approximately 1037sq foot. The open plan reception room boasts double height ceilings, leading to a private terrace and a fully fitted kitchen. Both bedrooms are large doubles, one with an en suite and a further family bathroom.

Wollaton House is an oasis offering peace, quiet, and security whilst being a stone's throw from the hustle and bustle of Upper Street and its numerous gastro pubs, bars, restaurants, and amenities. Angel Underground Station for the Northern Line is 0.3 miles away whilst the new King's Cross development & St Pancras International is within walking distance or only one stop away on the tube

**Hemmingfords**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	62
(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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