



THE LAB BUILDING, ROSEBERY AVENUE, 1 BED NOT SPECIFIED

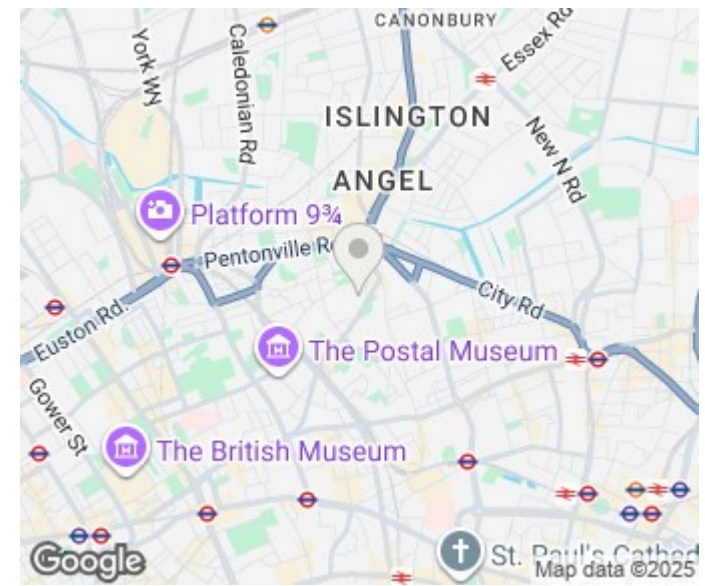
£2,600

Situated on charming Rosebery Avenue within the iconic Lab Building, this beautifully presented home offers comfort, style and convenience. Residents enjoy a daytime concierge, gym and landscaped communal gardens.

The apartment features a spacious double-height reception/dining area with a mezzanine, wood flooring and a semi-open plan kitchen with granite worktops. There is a principal bedroom with fitted wardrobes, a second single bedroom/home office, and a modern bathroom.

Perfectly located moments from Upper Street, Exmouth Market and St John Street, the property is surrounded by boutique shops, cafés, and restaurants. Angel Station (Northern Line) and nearby King's Cross/St Pancras offer extensive transport links, while Farringdon provides access to the Elizabeth Line, Thameslink and multiple Underground lines.

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