

TO LET



Angel Wharf, Shepherdess Walk, Hoxton, N1

£2,000.00 PCM

1

1

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Property Description

A stunning one bedroom apartment just moments from the canal and Shoreditch Park. The property enjoys an open-plan reception and fully fitted kitchen, stunning bathroom, double bedroom and balcony.

Angel Wharf's desirable location is less than a mile from Old Street tube, bringing the best of London close to home and also located within easy reach of Islington's Upper Street with its eclectic mix of shops, bars and restaurants, vibrant Shoreditch and fashionable Hoxton. Hoxton Square is just a stroll away with many famous art galleries. The nearest Underground station can be found at Old Street (Northern line). Haggerston (Overground network) is also close at hand providing easy access to the City and Canary Wharf. New North Road provides excellent bus links to the City, the West End and beyond.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

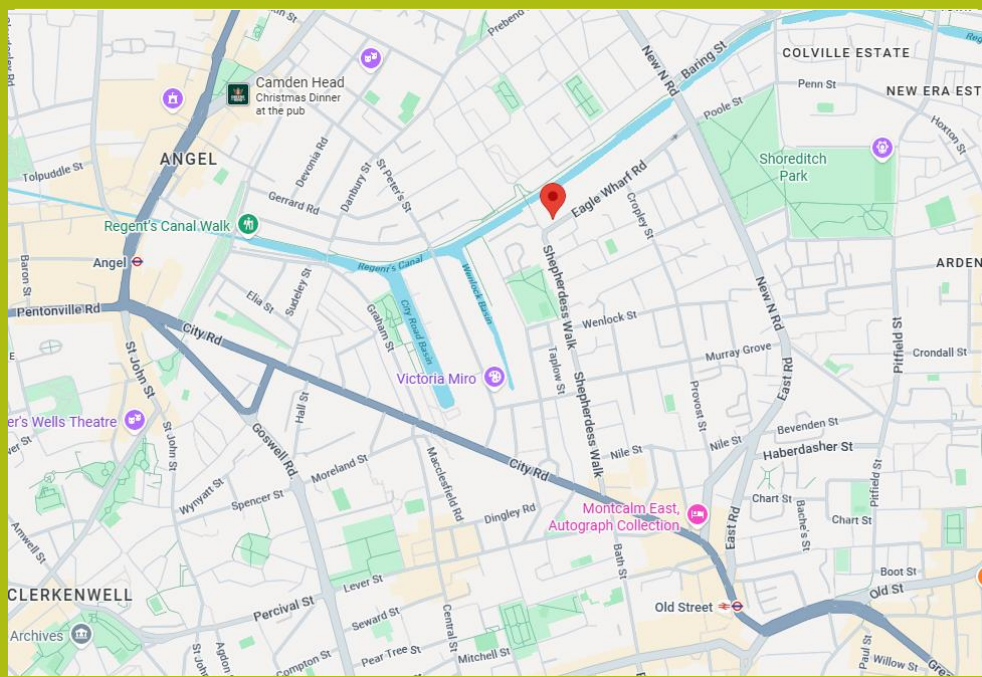
Date Available – 16/01/2026

Holding deposit amount – £461

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – C

Local Authority – Hackney Council



Property Type

Apartment (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: None

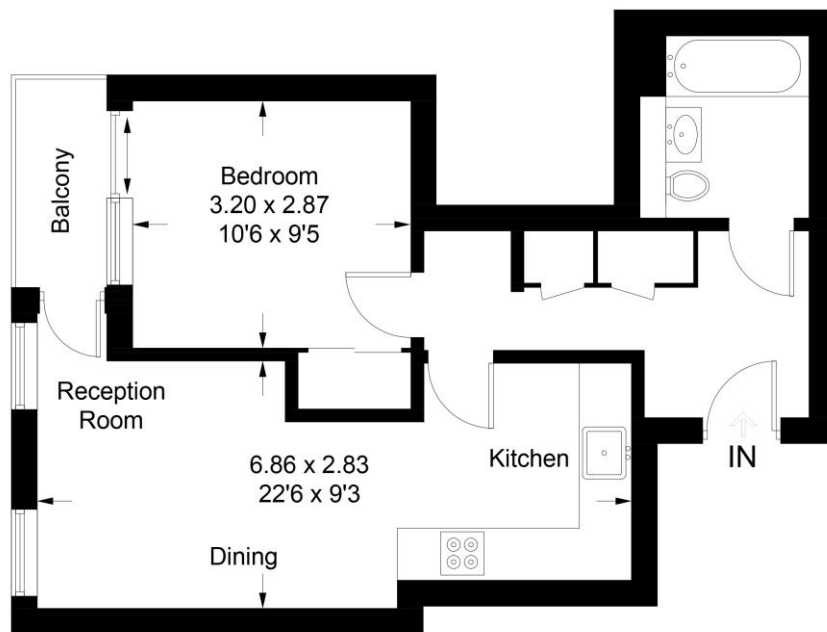


Proposed Development in Immediate Locality?

None

Angel Walk, N1

Approximate Gross Internal Area = 41.8 sq m / 450 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID321445)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	82
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		

Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

