



# Crystal Wharf

Graham Street, N1

Offers in excess of £1,000,000

A superb two double bedroom, two bathroom apartment, set within a prestigious development, enjoying direct and uninterrupted views across the Regent's Canal.



# Crystal Wharf

## Graham Street, N1

- Two double bedrooms
- Two bathrooms
- Waterside apartment
- Secure allocated underground parking
- Uninterrupted views across the Regent's Canal
- Concierge, CCTV and security
- Easy access to Upper Street & Angel (Underground)



A superb two double bedroom, two bathroom apartment, set within a prestigious development, enjoying direct and uninterrupted views across the Regent's Canal. Accommodation is well balanced comprising; a large entrance hallway which provides access to both double bedrooms which feature helpful built in storage, with the principal benefitting from an en-suite bathroom and the family bathroom suite. The impressive reception space, which is semi open plan with the kitchen is housed to the rear of the apartment which provides enviable and uninterrupted views across the Regent's Canal. A superb apartment which must be viewed to be appreciated. Graham Street 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 foot.

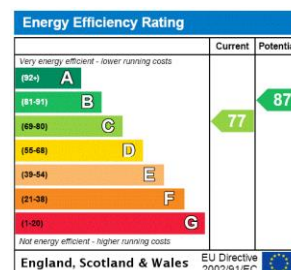
**Tenure:** Leasehold 104 years 9 months

**Service Charge:** £6820

**Ground Rent:** £550

**Local Authority:** Islington Council

**Council Tax Band:** G



### *Chestertons Islington Sales*

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# Crystal Wharf, London, N1

Approx. Gross Internal Area 964 Sq Ft - 89.56 Sq M



## Second Floor

Floor Area 964 Sq Ft - 89.56 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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