



Prebend Street

Islington, N1

Asking Price £700,000

A sunning 2 double bedroom apartment set on the 4th floor of this impressive modern development occupying a prominent corner position close to the delights of the Regents Canal and affording supreme convenience.



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- Spacious (800sq ft) 2 double bedroom apartment
- Principal bedroom with en-suite shower room
- 21ft Open-plan kitchen/ reception room
- Superb private balcony
- Convenient location for access to the amenities of Angel and Upper Street



Situated right in the heart of central Islington, this 800sq ft apartment is conveniently located for the amenities of Upper Street, Angel and Islington Green. The property offers well-proportioned accommodation and benefits from a substantial balcony accessed via both the reception room and the principal bedroom. The walks of the canal are only a short stroll away. Situated on the 4th floor, the property is bright and has views across London. Accommodation comprises principal bedroom with en-suite shower room, double second bedroom, main family bathroom and a well-proportioned open-plan kitchen/ reception room with doors opening to the substantial balcony, which can also be accessed via the principal bedroom. For cyclists there is dedicated cycle storage, whilst the Underground station of Angel (Northern Line Zone 1) is a short walk away. This stunning flat affords convenient access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to both the City and the transport hub that is Kings Cross / St Pancras International, with bus routes on St John Street, Upper Street, Pentonville Road and City Road.

Tenure: Leasehold 113 years 11 months

Service Charge: £1518 p.a

Ground Rent: £250 p.a

Local Authority: Islington

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

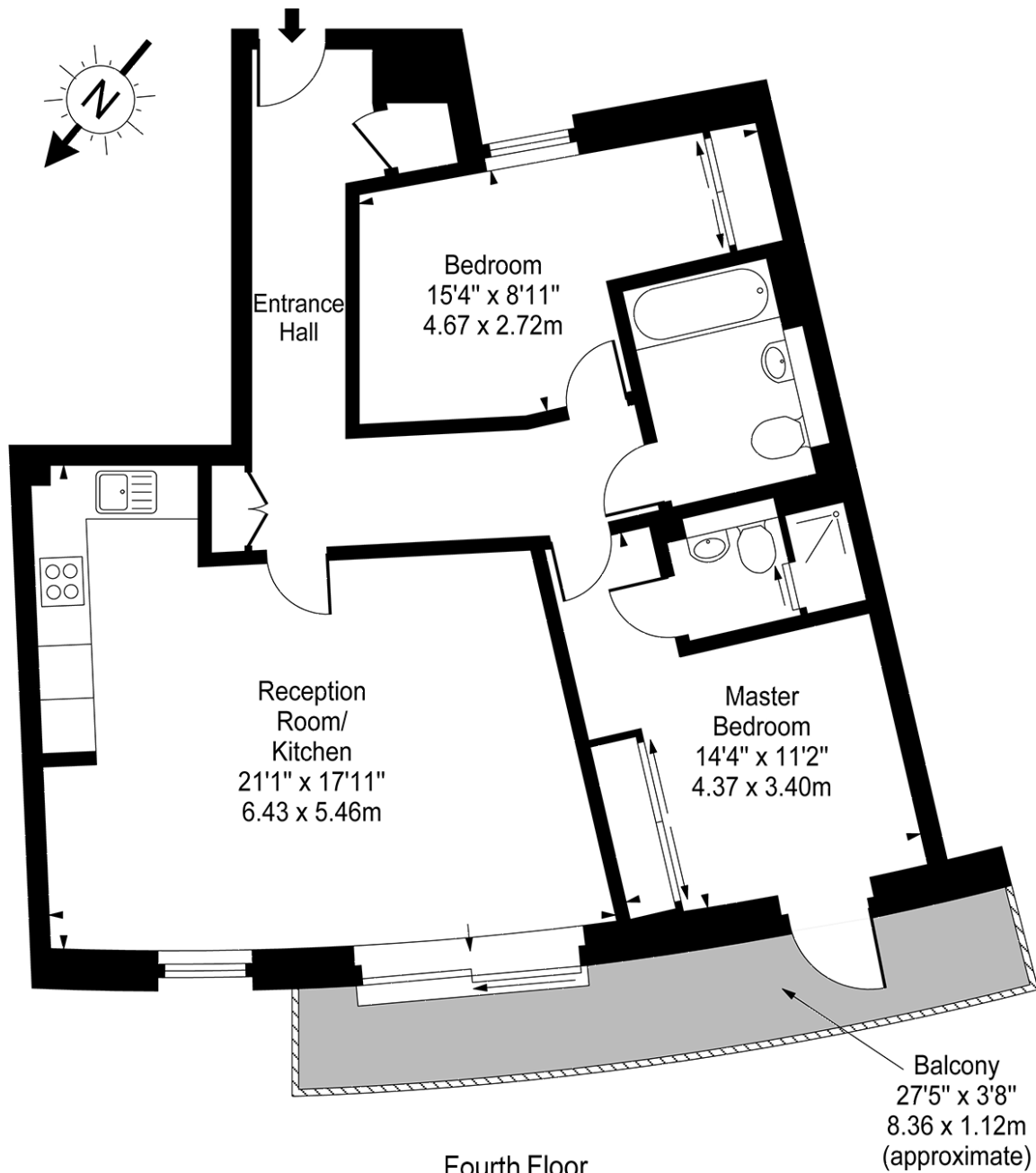
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Approx Gross Internal Area 808 Sq Ft - 75.06 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 009118K

