

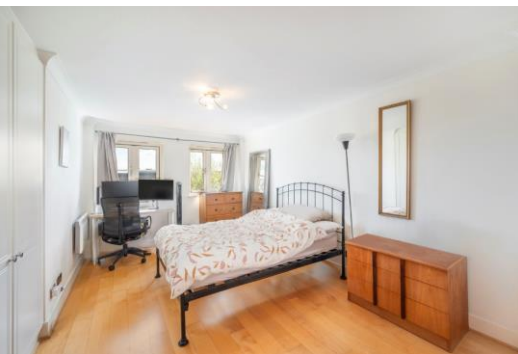


Rodin Court

Angel on the Green, N1

Asking Price £1,250,000

An exceptional three bedroom, two bathroom apartment with secure car parking space which enjoys c. 1,317 sqft of lateral accommodation, set in a highly regarded and secure modern development next to Upper Street.



Rodin Court

Angel on the Green, N1

- Three Double Bedrooms
- Large Reception Room
- Two Bathrooms
- Concierge & secure gated development
- Allocated, secure parking space
- Moments from Upper Street



An exceptional three bedroom, two bathroom apartment with secure car parking space which enjoys c. 1,317 sqft of lateral accommodation, set in a highly regarded and secure modern development next to Upper Street. Accommodation is well arranged and generously proportioned comprising; a large "L" shaped reception/dining space, bathed in light courtesy of the four windows, with three double bedrooms, all of which enjoy plenty of wardrobe space and two bathrooms. Rodin Court forms part of the Angel On The Green development, built by the locally renowned Grove Manor Homes, with the centre piece being a landscaped communal garden, offering peace and tranquillity in the heart of the hustle and bustle of an otherwise vibrant and buzzing location, with the benefit of a 24 hour concierge and CCTV. The bars, restaurants and shops of Upper Street are almost literally on your door step, with the transport at Angel Underground offering good links to the City and West End, along with both National Rail and the Underground at Highbury & Islington.

Tenure: Leasehold 972 years 2 months
Service Charge: £9700
Ground Rent: £350
Local Authority: Islington Council
Council Tax Band: H

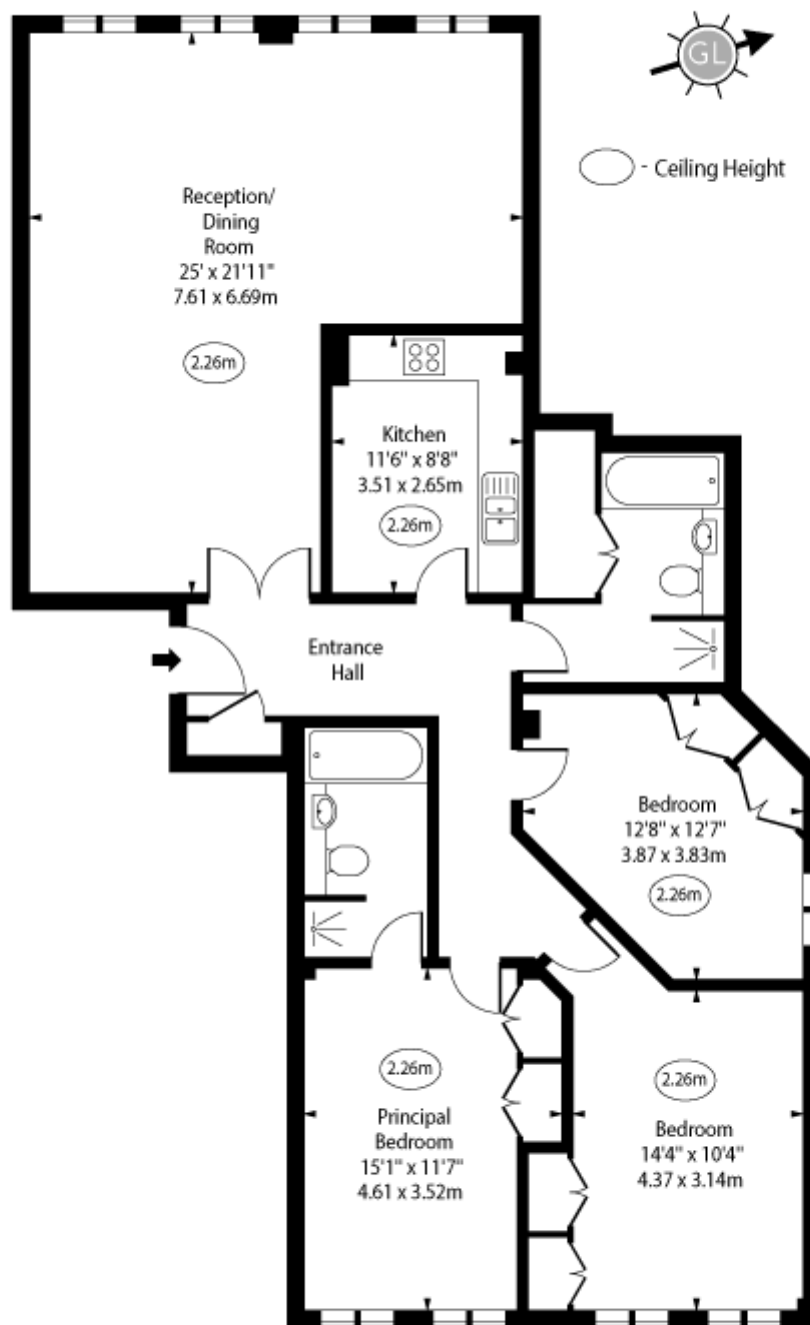
Energy Efficiency Rating		Current	Potential
Best possible (A+++)	Least energy costs		
A+++			
A++			
A+			
A			
B			
C			
D			
E			
F			
G			
Least energy efficient (G)	Highest energy costs		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		Current	Potential
Best possible (A)	Least CO ₂ emissions		
A			
B			
C			
D			
E			
F			
G			
Least environmentally friendly (G)	Highest CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Chestertons Islington Sales

327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

Rodin Court,
Angel on The Green, N1



Third Floor

Approx Gross Internal Area 1335 Sq Ft - 124.02 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 023584R

