

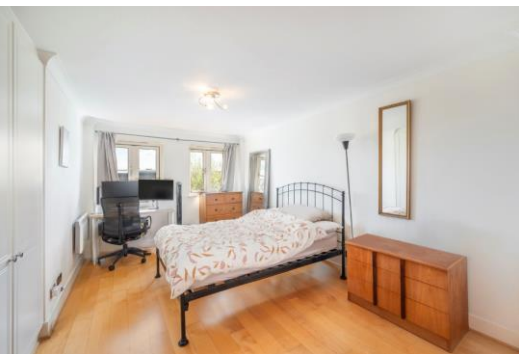


# Rodin Court

Angel on the Green, N1

Offers in Excess of £1,000,000

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.

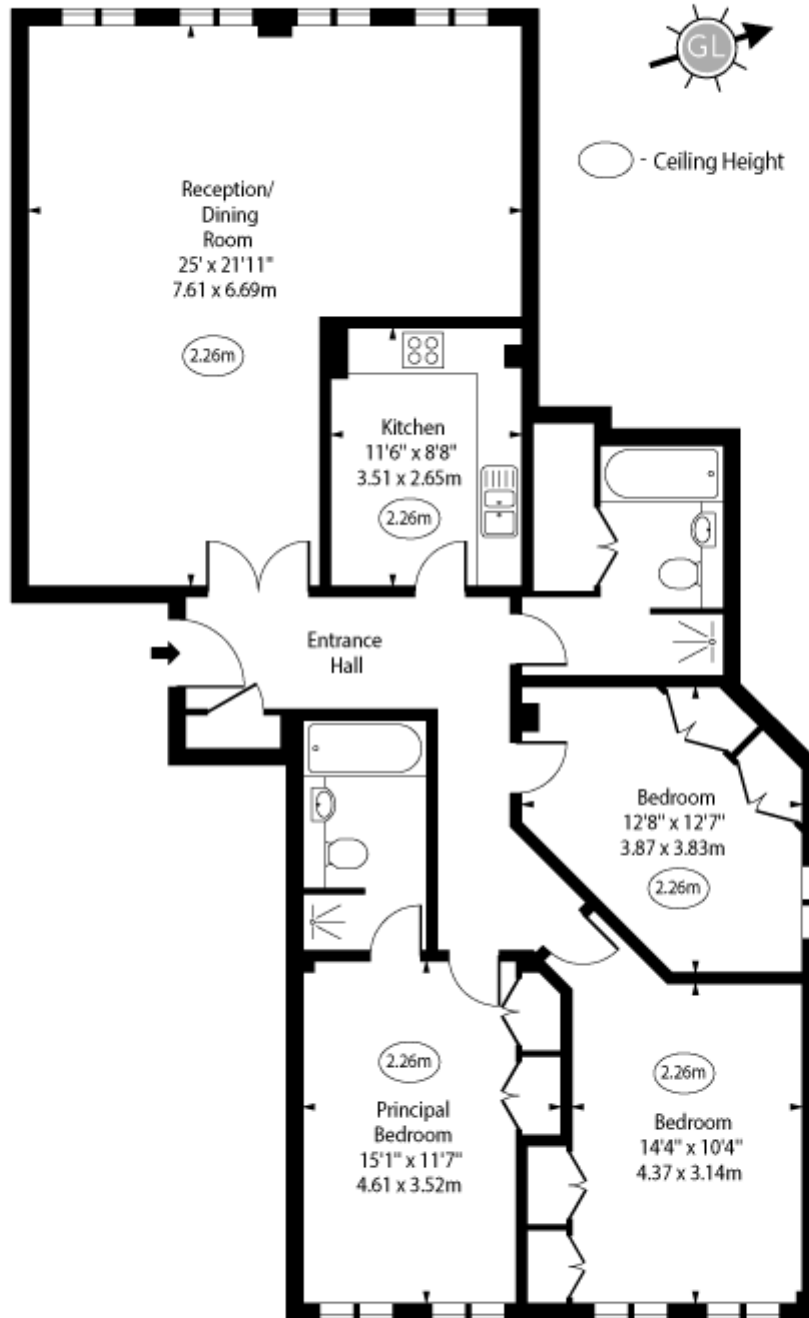
**Tenure:** Leasehold 972 years 2 months  
**Service Charge:** £9700  
**Ground Rent:** £350  
**Local Authority:** Islington Council  
**Council Tax Band:** H

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower energy costs	A			Very low CO <sub>2</sub> emissions	A		
Energy efficient - lower energy costs	B			Low CO <sub>2</sub> emissions	B		
Decent energy efficiency - lower energy costs	C			Medium CO <sub>2</sub> emissions	C		
Some energy efficiency - lower energy costs	D			High CO <sub>2</sub> emissions	D		
Not very energy efficient - higher energy costs	E			Very high CO <sub>2</sub> emissions	E		
Very poor energy efficiency - higher energy costs	F			Extremely high CO <sub>2</sub> emissions	F		
Extremely poor energy efficiency - higher energy costs	G			Extremely high CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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](http://www.goldlens.co.uk)

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