



Hepworth Court

Anderson Square, N1

Asking Price £725,000

A bright and well-proportioned 2 bedroom apartment set within in the original Victorian part of the Angel on the Green development in the heart of Angel.



Hepworth Court

Anderson Square, N1

- 2 bedrooms
- Copious amounts of storage
- Modern bathroom
- Landscaped communal gardens and 24 hour concierge
- Superb access to both Highbury & Islington and Angel stations



A bright and well-proportioned 2 bedroom apartment set within in the original Victorian part of the Angel on the Green development in the heart of Angel. The property is comprises a spacious master bedroom with copious amounts of built-in wardrobe space; the second bedroom is perfect for use as a home-office/guest room and additionally benefitting from large built-in wardrobes; the master bathroom is modern with a bath and over-head shower; the kitchen offers plenty of worktop and cupboard space and is semi-open to the living room. Hepworth 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 971 years 5 months
Service Charge: £4357.08
Ground Rent: £250
Local Authority: Islington Council
Council Tax Band: E

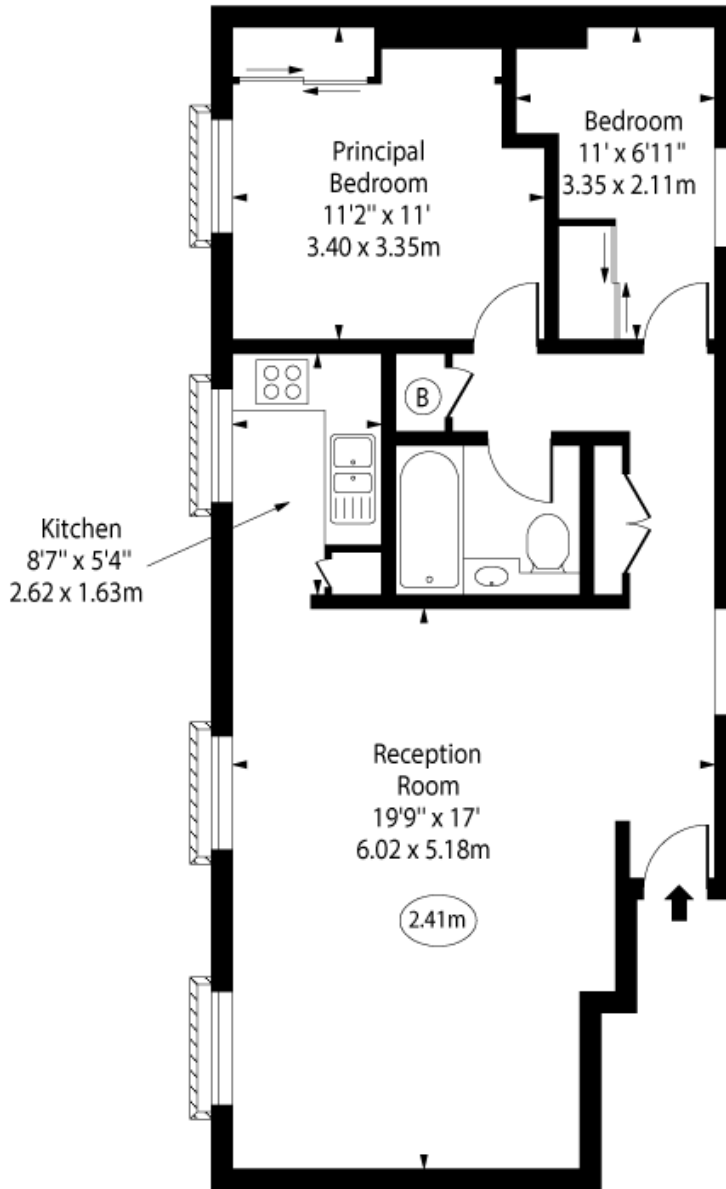
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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Hepworth Court,
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○ - Ceiling Height



Second Floor

Approx Gross Internal Area 642 Sq Ft - 59.64 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025586E

