



# Pentonville Road

Angel, N1

Asking Price £800,000

A bright and spacious 2 bedroom maisonette set on the first and second floor of a Grade II listed Georgian house, sitting within the New River conservation area.

CHESTERTONS





# Pentonville Road

## Angel, N1

- 2 double bedrooms
- First and second floor maisonette
- Grade II listed
- New River conservation area
- Moments from Angel and Kings Cross





A bright and spacious 2 bedroom maisonette set on the first and second floor of a Grade II listed Georgian house, sitting within the New River conservation area. The property is well-proportioned comprising; spacious living room with soaring ceiling heights and two sash-windows flooding the space with light; separate kitchen with plenty of cupboard space and overlooking the garden; upstairs are two double bedrooms and the modern family bathroom with bath and over-head shower; additionally the property benefits from a well-maintained communal garden. Pentonville Road is an extremely convenient location, between Angel and Kings Cross/ St Pancras International, providing superb transport links to get around London or indeed to mainland Europe. Kings Cross has a history of bustling businesses that thrived on Britain's great rail networks. Railways still play a big part in King's Cross and St Pancras, as it is one of London's busiest links between the National Rail network and with no fewer than six Underground lines and nine bus routes. The regeneration is being built upon by the continued investment attracting blue chip employers such as Google and Central St Martins College. The vibrant bars & restaurants of Exmouth Market can also be found locally.

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**Tenure:** Leasehold 94 years 6 months

**Service Charge:** £1000

**Ground Rent:** £10

**Local Authority:** Islington Council

**Council Tax Band:** B

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

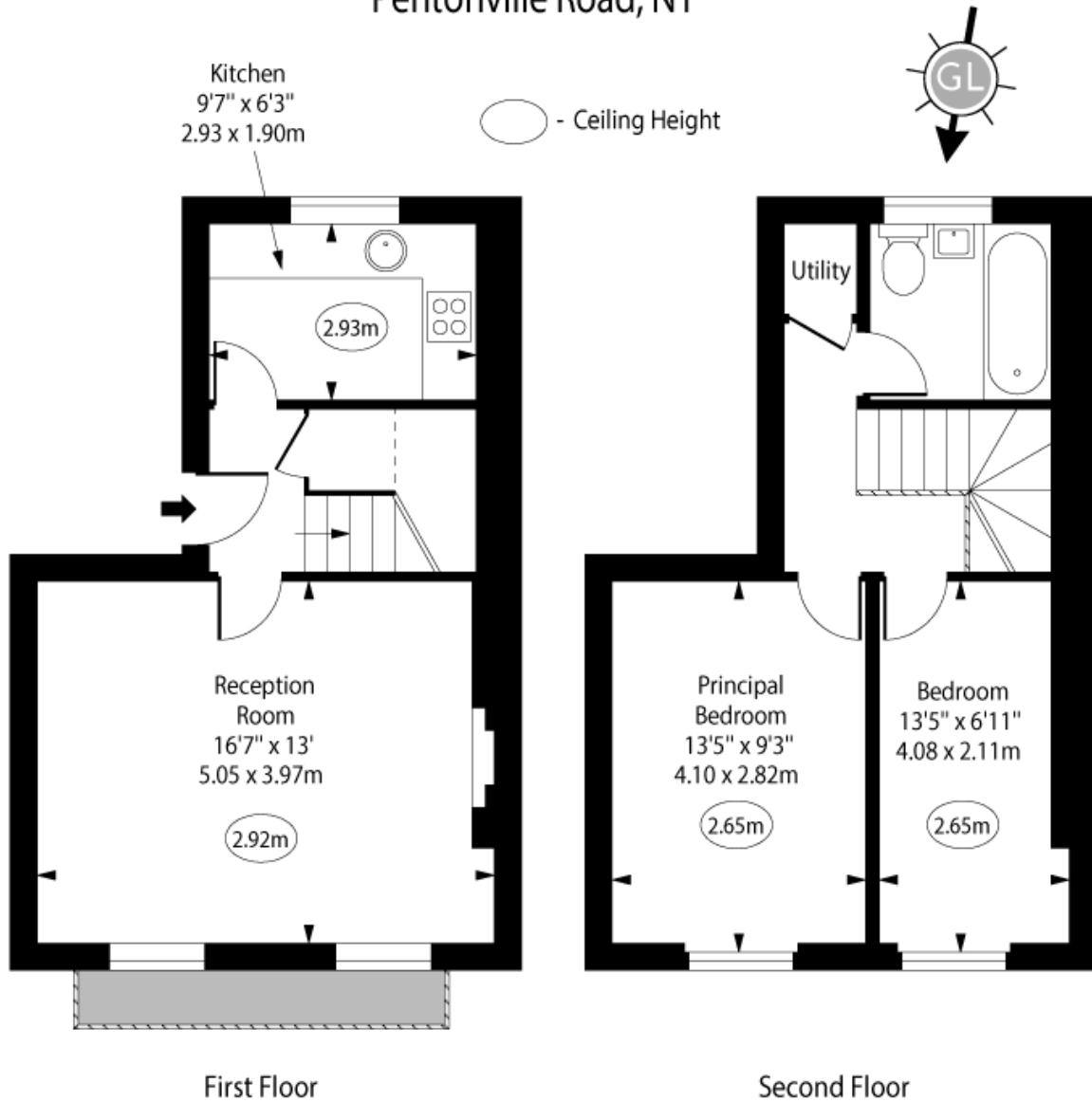
N1 2XQ

[islington@chestertons.co.uk](mailto:islington@chestertons.co.uk)

020 7359 9777

[chestertons.co.uk](http://chestertons.co.uk)

# Pentonville Road, N1



Approx Gross Internal Area

678 Sq Ft - 62.98 Sq M

For Illustration Purposes Only - Not To Scale

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

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