



Danbury Street

Angel, N1

Asking Price £1,100,000

A bright and spacious 3 double bedroom apartment located on the top floor of an imposing building offering a New York Vibe in Islington with its soaring ceilings and outstanding views across London.

CHESTERTONS



Danbury Street

Angel, N1

- 3 double bedrooms
- 2 bathrooms
- Vaulted ceilings
- Refurbished to an exacting standard
- Set on a premier street in the heart of Angel
- Moments from Upper Street & The Regent's Canal



A bright and spacious 3 double bedroom apartment located on the top floor of an imposing building offering New York Vibe in Islington with its soaring ceilings and outstanding views across London. The property is presented to the highest of standards and offers the perfect combination of luxury and tranquil living whilst being the heart of Angel. The property is well-proportioned comprising; 3 double bedrooms with the master benefiting from a modern en-suite shower room; semi open-plan kitchen/living space with solid oak wooden floors with the space enjoying remarkable City views, including the landmarks of The Shard & St Paul's Cathedral; the space boasts impressive vaulted ceilings enhancing the sense of spaciousness; the kitchen is modern with plenty of worktop and cupboard space; the master bathroom also benefits from the vaulted ceiling and comprises a bath with luxury over-head shower. Offering ample storage within the property including in the entrance area, bedrooms and additionally a loft storage area. The building is equipped with the highest level of acoustic insulation between levels for comfort, ensuring a quieter living environment. Danbury Street affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal. The 'Square Mile' of the City is within easy reach by bike or by foot.

Tenure: Leasehold 990 years

Service Charge: £803 The service charge is TBC but it will be of an equal split between the 3 apartments. Currently the proportion of the buildings insurance is £803.

Ground Rent: £0

Local Authority: Islington

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	79
		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

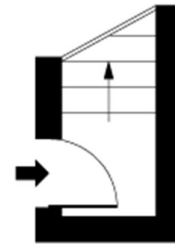
020 7359 9777

chestertons.co.uk

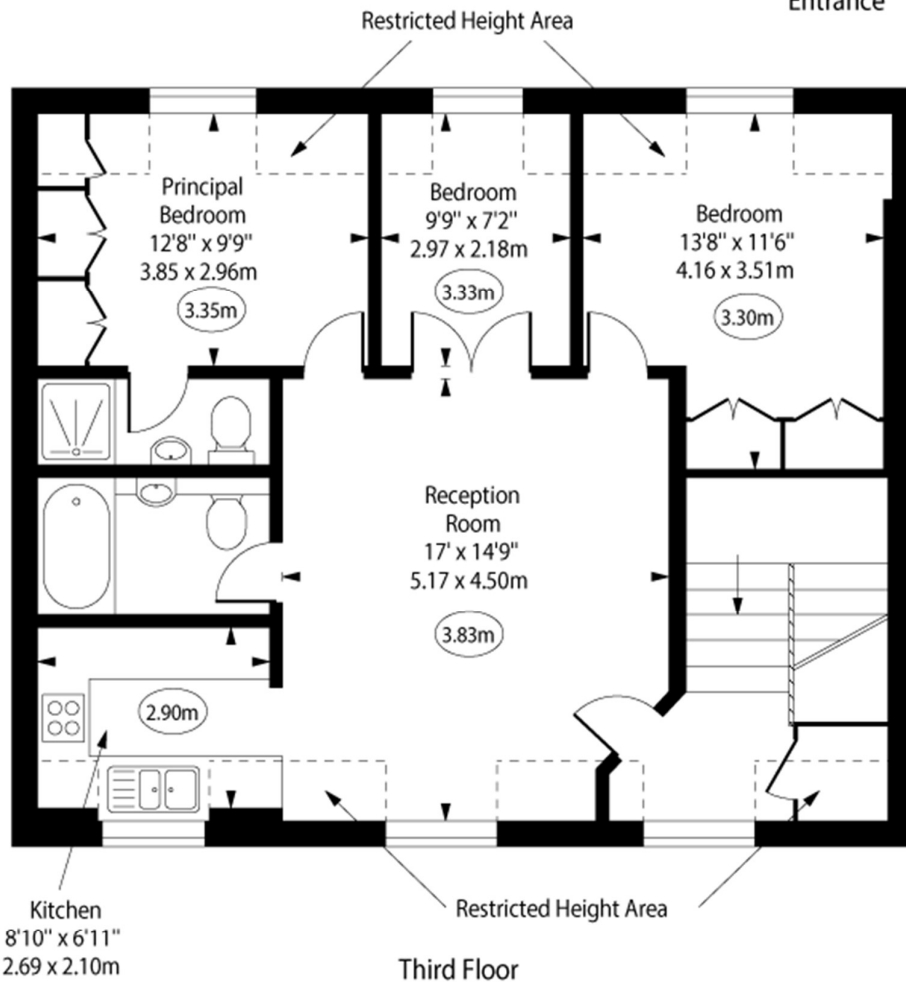
Danbury Street, N1



○ - Ceiling Height



Second Floor
Entrance



Approx Gross Internal Area

810 Sq Ft - 75.25 Sq M

Approx. Floor Area Including Restricted Heights

900 Sq Ft - 83.61 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 027284R

