



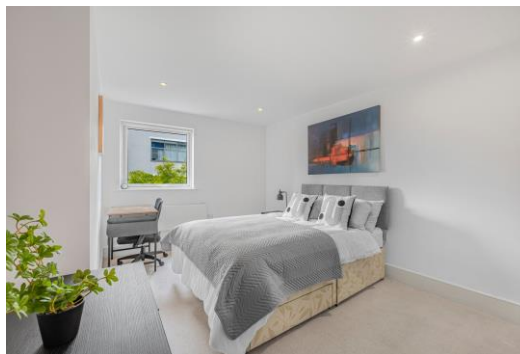
Angel Wharf

Shepherdess Walk, N1

OIEO. £650,000

A bright and spacious 2 double bedroom, 2 apartment located on the third floor of a landmark development central to Angel and within close proximity to transport links.

CHESTERTONS



Angel Wharf

164 Shepherdess Walk, N1

- 2 double bedroom apartment
- 2 bathrooms
- Balcony
- Landmark modern development
- Lift access
- Close to transport links



A bright and spacious 2 double bedroom, 2 apartment located on the third floor of a landmark development central to Angel and within close proximity to transport links. The property is well proportioned and comprises; large hallway with spacious utility cupboard leading on to a large open-plan living/kitchen area with the kitchen being modern and sleek with plenty of storage and worktop space; large master bedroom with en-suite shower room and built in wardrobes; the second double bedroom is perfect as a home office or additional bedroom for guests; the master bathroom includes bath with overhead shower and benefits from contemporary fixtures and finishing's. Eagle Wharf Road affords convenient access to the greenery of Shoreditch Park, the trendy bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch and of course Upper Street. The immediate vicinity is also set to benefit from the significant development and investment that is already well underway, not only around the City Road canal basin with the plaza and 2 prestigious towers, but also with other schemes along City Road, most notably The Eagle. Transport can be found at Angel Underground (Northern Line) & Old Street (Northern Line), both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International.

Tenure: Leasehold 108 years 3 months

Service Charge: £2704.5

Ground Rent: £455.4

Local Authority: Islington Council

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

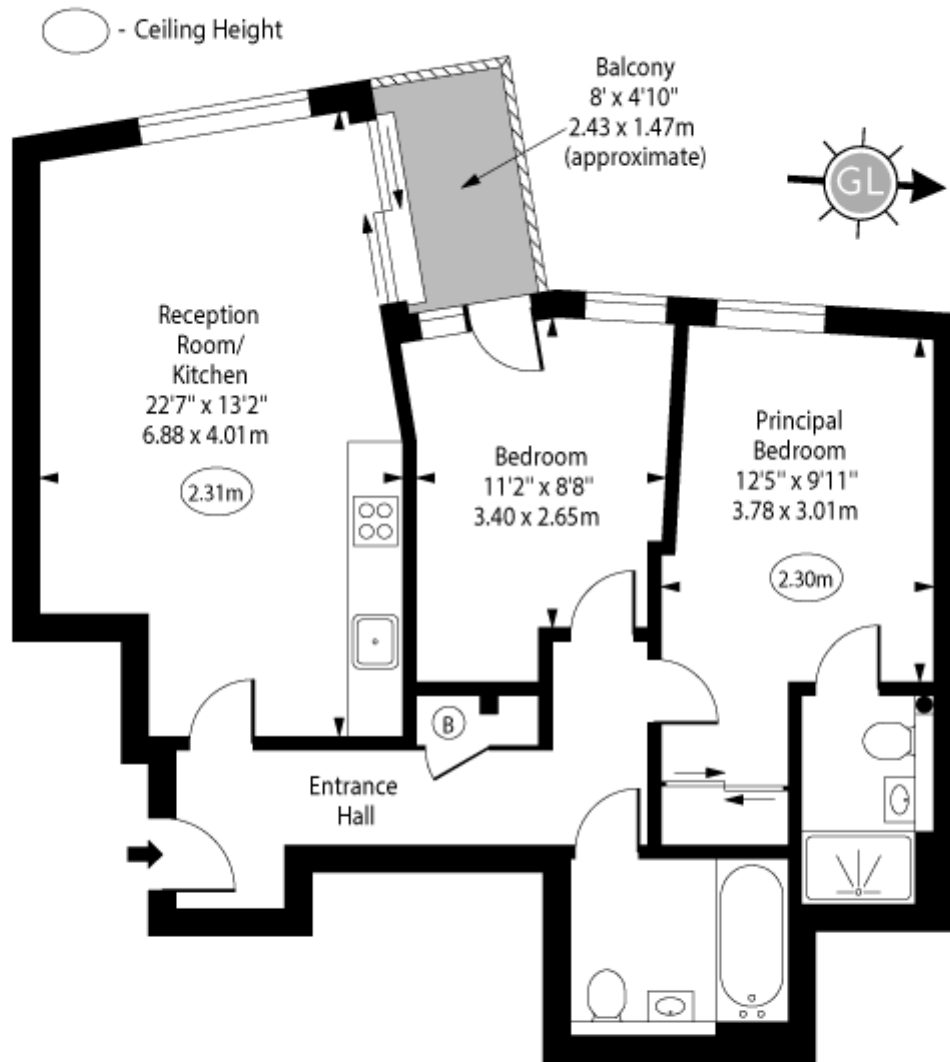
N1 2XQ

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Angel Wharf, Shepherdess Walk, N1



Third Floor

Approx Gross Internal Area 724 Sq Ft - 67.26 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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Ref. No. 027994J

