



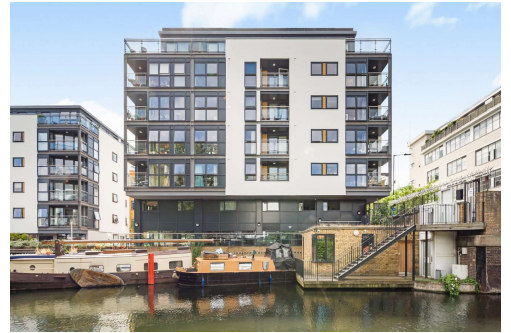
Angel Wharf

Shepherdess Walk, N1

Asking Price £650,000

A bright and spacious 2 double bedroom, 2 bathroom apartment located on the corner of a landmark development adjacent to the Regents Canal and close to the amenities and transport links of Old Street and Angel.

CHESTERTONS



Angel Wharf

Shepherdess Walk, N1

- 2 double bedrooms
- 2 bathrooms
- Corner unit
- Private balcony
- Canal views
- Allocated parking space
- Close to transport links



A bright and spacious 2 double bedroom, 2 bathroom apartment located on the corner of a landmark development adjacent to the Regents Canal and close to the amenities and transport links of Old Street and Angel. The property is well-proportioned comprising; a light-filled open-plan living/kitchen space flooded with light from the dual-aspect floor to ceiling windows/doors; balcony with canal facing views; two generously sized bedrooms with the master benefitting from a built in wardrobes and an en-suite shower room; the master bathroom is contemporary with a bath and overhead shower. Additionally, the property benefits from a private allocated parking space. Shepherdess Walk 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 2 months

Service Charge: £4033

Ground Rent: £455

Local Authority: London Borough of Hackney

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

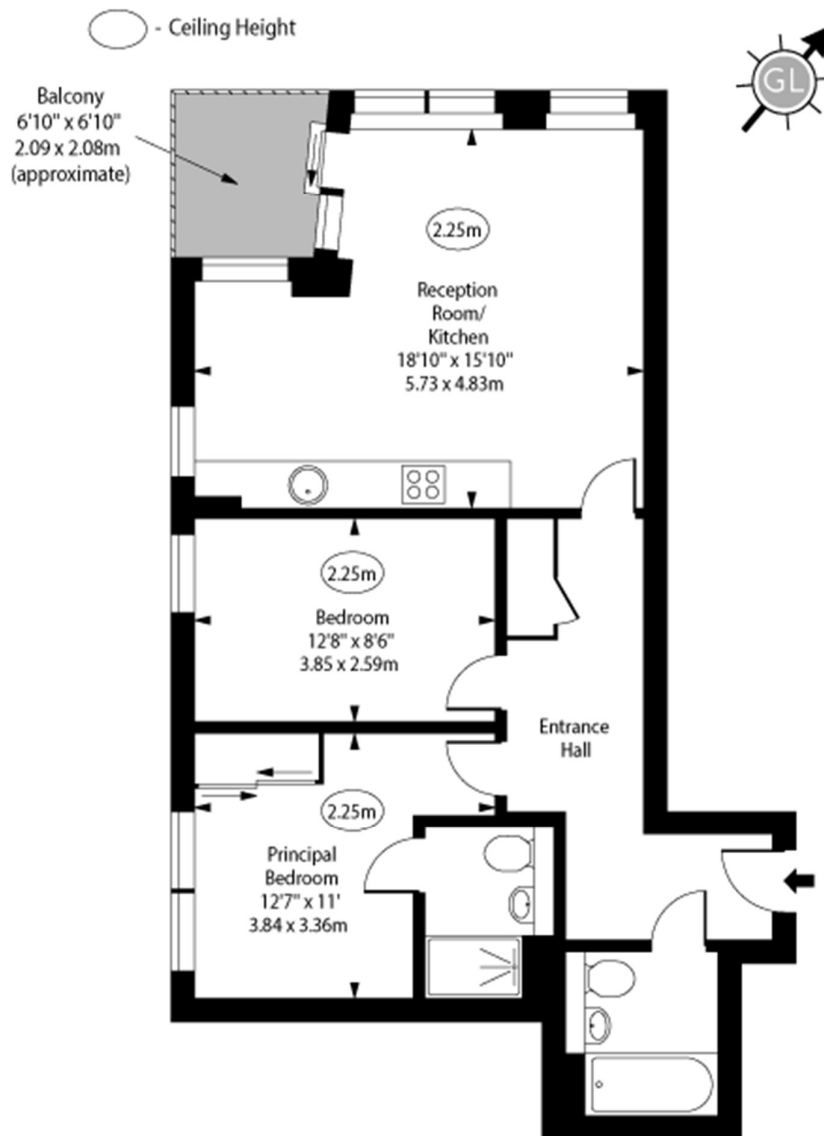
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Angel Wharf, Shepherdess Walk, N1



Second Floor

Approx Gross Internal Area 728 Sq Ft - 67.63 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.

www.goldlens.co.uk

Ref. No. 028347R

