



# Haverstock Place

Angel, N1

Asking Price £650,000

A bright and spacious 2 double bedroom apartment located on the ground floor of a small purpose built development benefitting from it's own entrance and set within the Duncan Terrace/ Colebrooke Row conservation area.

**CHESTERTONS**





# Haverstock Place

Angel, N1

- 2 double bedrooms
- Open-plan living/kitchen space
- Private terraced garden
- Moments from Old Street and Angel
- Set within the Duncan Terrace/Colebrooke Row conservation area





A bright and spacious 2 double bedroom apartment located on the ground floor of a small purpose-built development benefitting from its own entrance and set within the Duncan Terrace/ Colebrooke Row conservation area. The property is well-presented with modern finishing and comprises; semi-open plan kitchen/living space directly leading to the private patio; 2 double bedrooms with the master benefitting from an en-suite shower room and dressing space; the master bathroom comprises of a luxury shower. Haverstock Place sits within the renowned Duncan Terrace/Colebrooke Row conservation area, affording 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 99 years 2 months

**Service Charge:** £3659

**Ground Rent:** £150 for the first 25 years, £300 for the second 25 years, £450 for the third 25 years, £600 for the remainder of the term

**Local Authority:** Islington Council

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	62 D
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

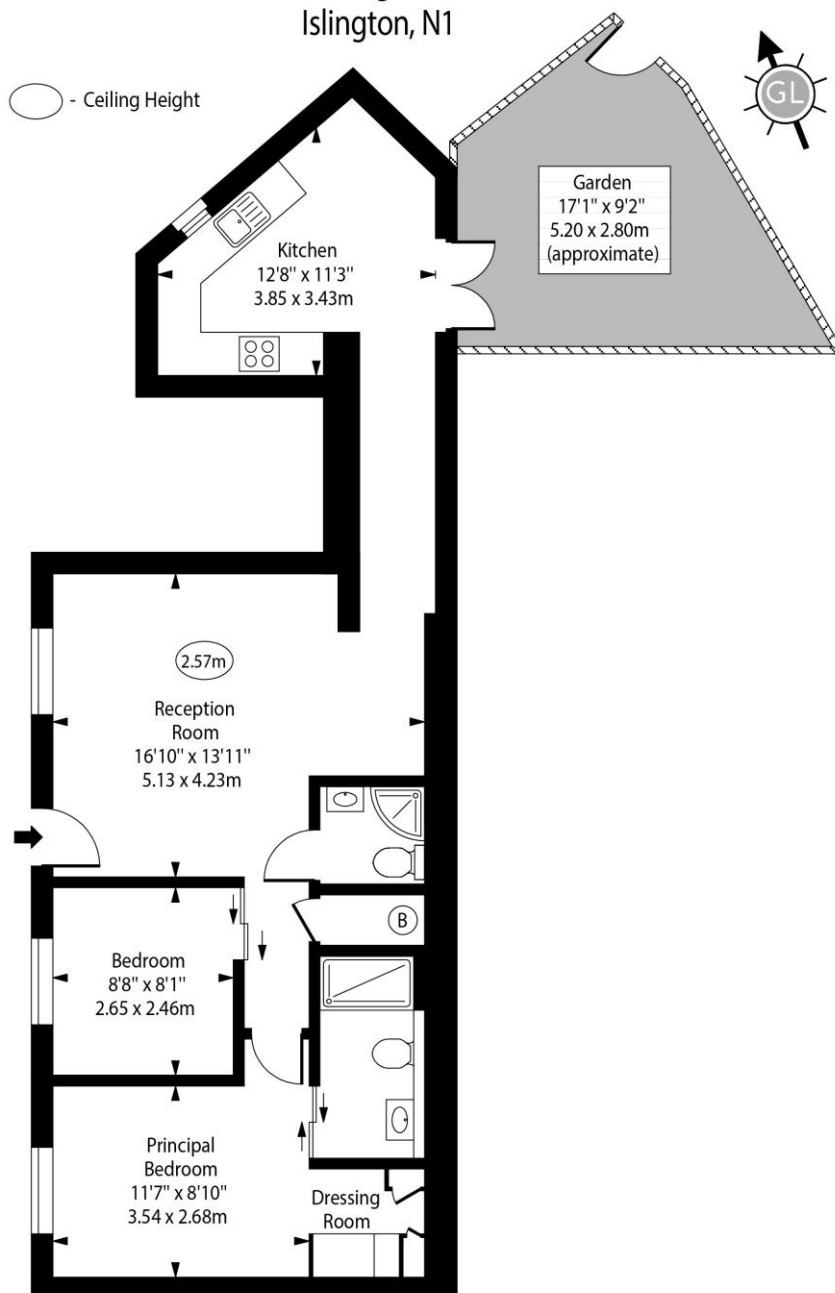
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Haverstock Place,  
Angel,  
Islington, N1



Ground Floor

Approx Gross Internal Area 695 Sq Ft - 64.57 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. Not To Scale.

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