



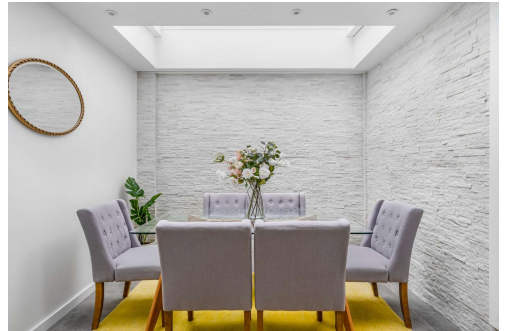
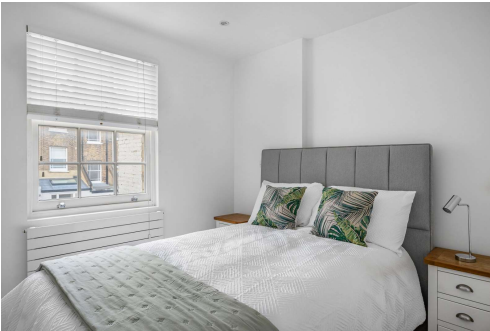
Danbury Street

Angel, N1

Asking Price £1,100,000

A rare opportunity to acquire an impressive a 2 bedroom, 2 bathroom beautiful, partially stucco fronted freehold house, set on a premier street in Angel.

CHESTERTONS



Danbury Street

Angel, N1

- 2 double bedrooms
- 2 bathrooms
- Additional WC on the ground floor
- Fully retractable sky-lights flooding the ground floor with light
- Refurbished to an exacting standard
- Set on a premier street in the heart of Angel
- Moments from Upper Street & The Regent's Canal



A rare opportunity to acquire an impressive a 2 bedroom, 2 bathroom beautiful, partially stucco fronted freehold house, set on a premier street in Angel. Accommodation is immaculately presented, comprising; open-plan living downstairs with modern kitchen with high-specification Smeg appliances and high-quality worktops; living space and dining area to the rear of the property, which allows plenty of sunlight from the fully retractable sky lights bringing the outside in as well as access to an intimate courtyard; additionally the ground floor benefits from a WC; the master bedroom is located on the first floor, sun soaked from the two sash-windows and benefitting from a modern shower-room; on the top floor is the second double bedroom benefitting from helpful fitted storage and a bathroom. The space is immensely private. 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: Freehold

Local Authority: Islington Council

Council Tax Band: F

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

Chestertons Islington Sales

327-329 Upper Street

Islington

London

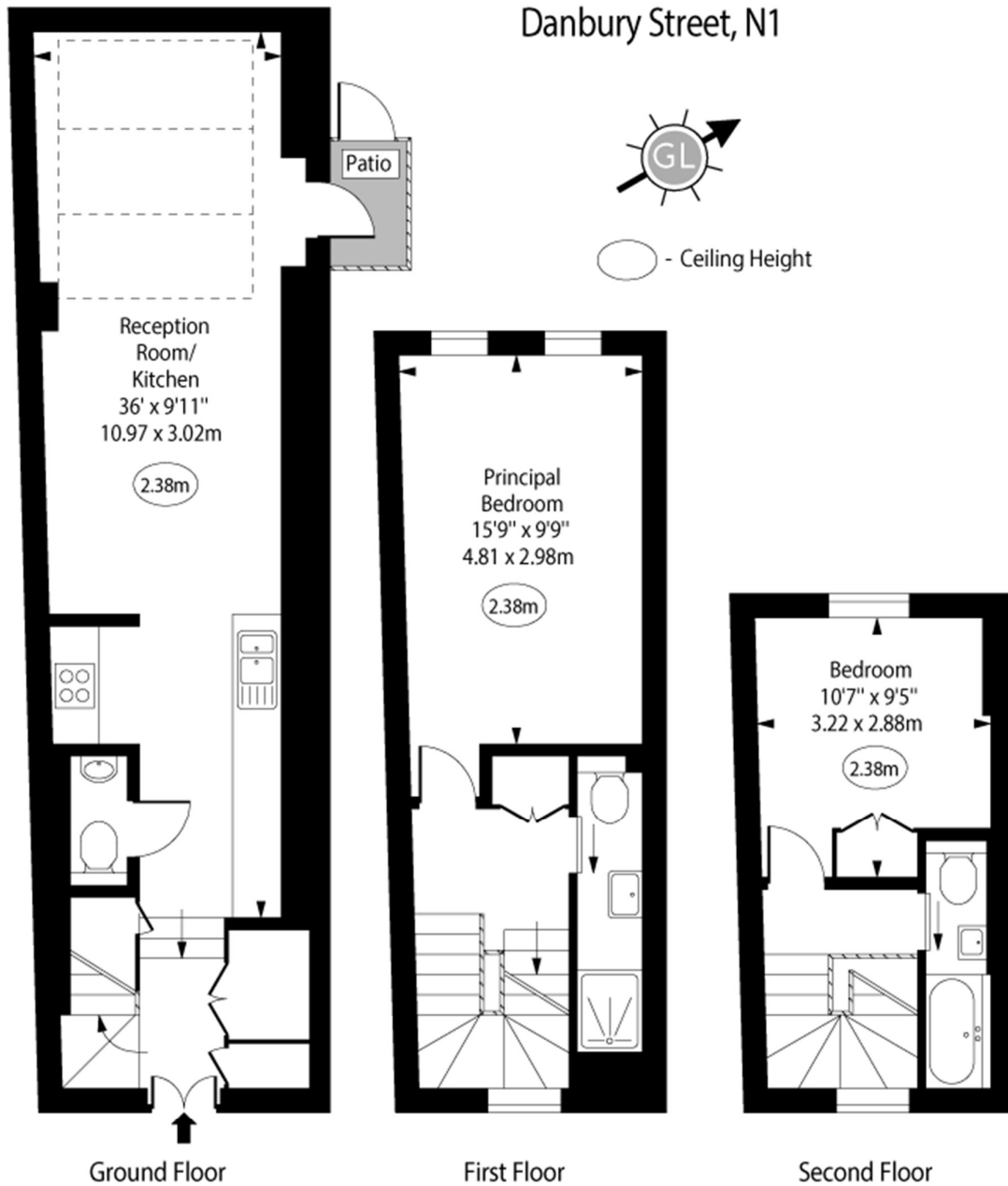
N1 2XQ

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Danbury Street, N1



Approx Gross Internal Area 872 Sq Ft - 81.01 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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