



Danbury Street

Angel, N1

£1,375,000

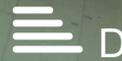
Freehold

Unique contemporary style house nestled in a private, secluded setting in the heart of Angel, close to Regent's canal. The house requires comprehensive updating, offers flexible accommodation over two floors and is currently configured as two bedrooms, two bathrooms, with through living space on two levels. There are added benefits of a separate storage/studio unit and a large garage on a 973 lease, with ground rent set at £50 per year.

- Unique property
- Centrally located
- Flexible accommodation
- Private garden
- Superb development potential
- Expansive living space
- Separate garage and outhouse
- Secluded setting
- Council Tax: Band F

Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



Additional information

Heating: Gas

Electricity: Mains

Water: Mains

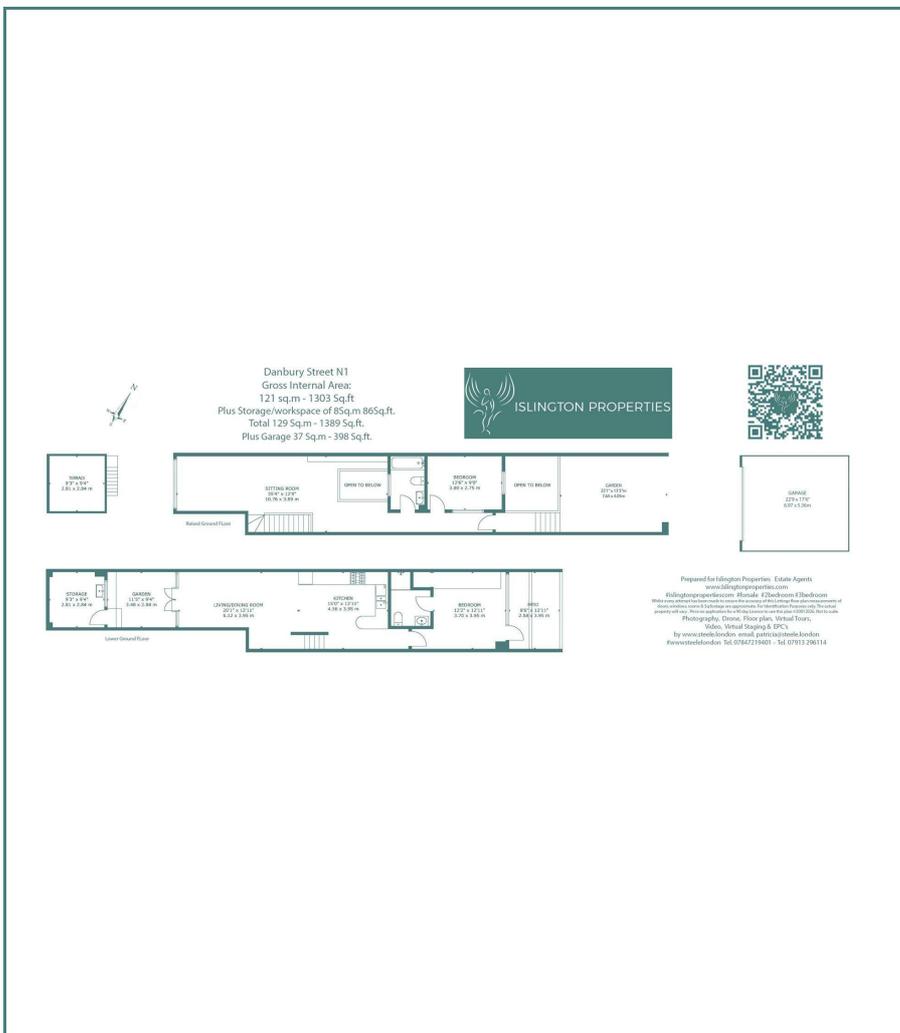
Sewerage: Main Drain

Broadband: Likely speeds Standard, Superfast & Ultrafast (Ofcom)

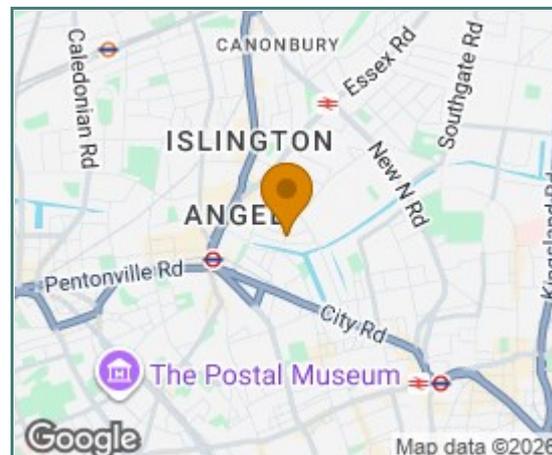
Mobile Signal/Coverage: Likely good Indoor and outdoor coverage for EE, Three, O2 & Vodafone (Ofcom)

Parking:

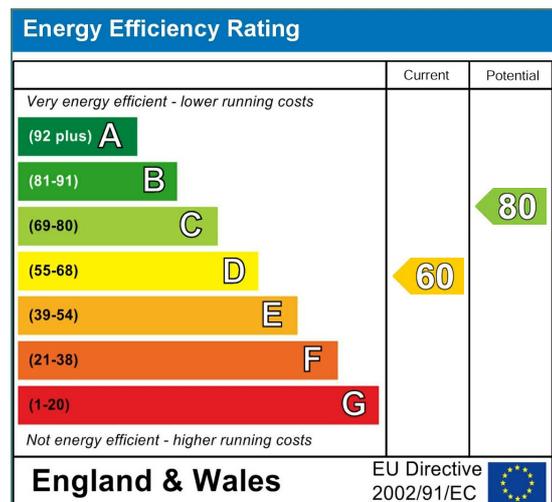
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Council Tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your solicitor prior to exchange of contracts.