



ANGEL WATERSIDE, GRAHAM STREET, N1

2 BED APARTMENT

£3,500

Set within the sought-after Angel Waterside development on Graham Street, this stylish two-bedroom apartment offers modern living in a prime London location. The bright reception room provides a welcoming space to relax or entertain, while two contemporary bathrooms add comfort and convenience.

Moments from Angel's vibrant shops, cafés, and excellent transport links — with nearby canals and green spaces for a peaceful escape — this is an ideal home for those seeking city living with a touch of tranquillity.

Hemmingfords



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings
 34 Upper Street
 London
 N1 0PN

020 3890 7470
 info@hemmingfords.co.uk
 www.hemmingfords.co.uk

Hemmingfords