



Prebend Street

Islington, N1

Asking Price £475,000

A bright and spacious one double bedroom apartment located on the first floor of a sought after development offering superb access to Angel Underground and Upper Street.

CHESTERTONS



Prebend Street

Islington, N1

- Spacious one double bedroom
- Open-plan kitchen/living space
- Balcony
- Sought after development
- Close to Angel Underground



A bright and spacious one double bedroom apartment located on the first floor of a sought after development offering superb access to Angel Underground and Upper Street. Accommodation is well proportioned comprising; a fabulous and bright (courtesy of the floor to ceiling windows) open plan kitchen/diner/reception room providing access to the private balcony, family bathroom suite and a master bedroom. For cyclists there is dedicated cycle storage, whilst the Underground station of Angel (Northern Line Zone 1) is a short walk away. This stunning flat affords convenient access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to both the City and the transport hub that is Kings Cross / St Pancras International, with bus routes on St John Street, Upper Street, Pentonville Road and City Road.

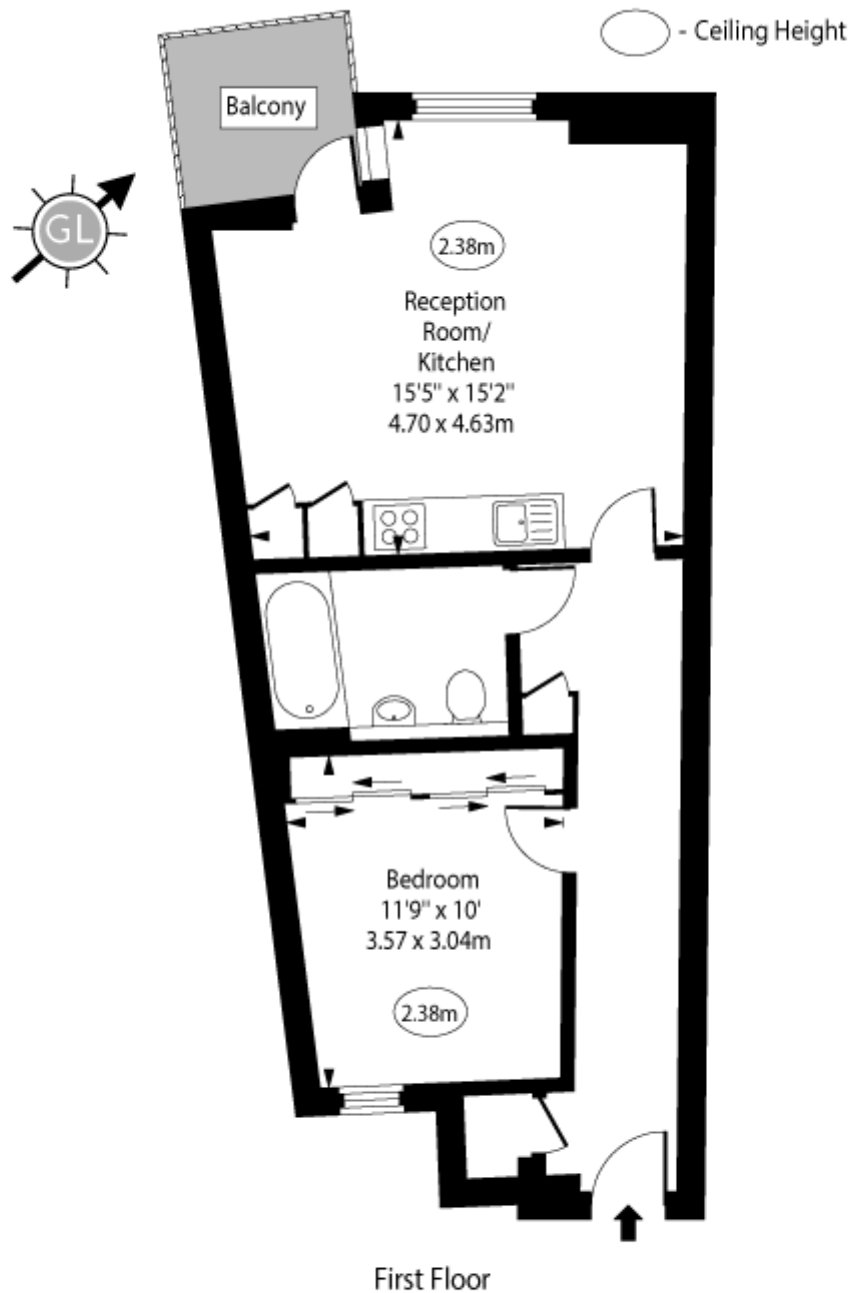
Tenure: Leasehold 111 years 4 months
Service Charge: £2649
Ground Rent: £150
Local Authority: Islington
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B	82	82
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
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
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

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Approx Gross Internal Area 515 Sq Ft - 47.84 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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