



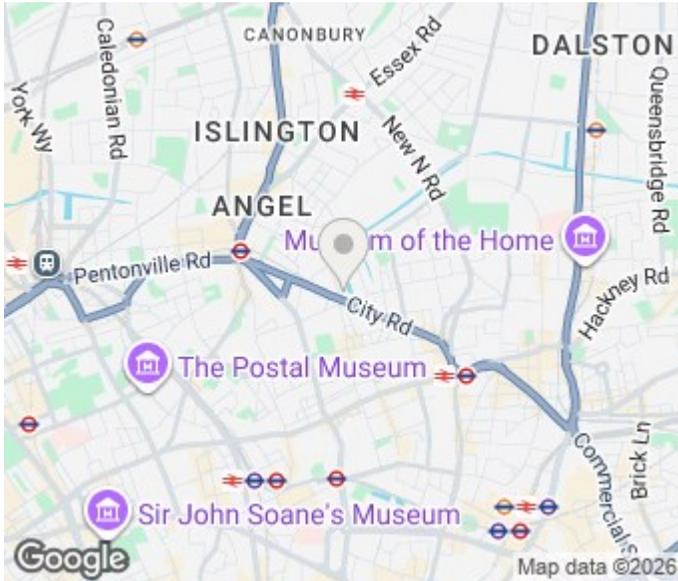
## GRAHAM STREET, ANGEL, LONDON, N1

2 BED APARTMENT

£3,750

A charming two-bedroom apartment on Graham Street in the heart of London, offering comfort and convenience. Featuring a bright reception room, modern bathroom, and a spacious, light-filled layout, it's perfect for individuals or small families. Close to shops, cafés, parks, and excellent transport links, this stylish home is ideal for enjoying city living at its best.

**Hemmingfords**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(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

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