



# Angel Southside

1 Owen Street, EC1V

Guide Price £875,000

A stand out duplex penthouse apartment spanning over 1000sqft with two double bedrooms, two bathrooms & private balcony space all within close proximity to Angel Underground station and the amenities of Upper Street.

**CHESTERTONS**



# Angel Southside

1 Owen Street, EC1V

- A stand out duplex penthouse apartment
- Spanning over 1000sqft
- Two bedrooms, two bathrooms
- Secure parking space & 24 hour concierge
- Close proximity to Angel Underground station and the amenities of Upper Street.



A stand out duplex penthouse apartment spanning over 1000sqft with two double bedrooms, two bathrooms & private balcony space all within close proximity to Angel Underground station and the amenities of Upper Street.

This fantastic property comprises, a bright and spacious reception room on the upper floor that has access to the private balcony space overlooking the communal gardens. The fifth floor comprises, two double bedrooms both with inbuilt wardrobes & Juliet balconies and the principal has its own ensuite bathroom, off the hallways there is a modern family bathroom, a fully integrated kitchen with ample storage space and well proportioned & bright dining room. The property has its own secure parking space alongside the developments 24 hour concierge and tranquil communal gardens.

Being positioned on Owen Street which is on the corner of City Road and St John Street with the amenities of Upper Street being moments away along with Exmouth Market, the boutique shops and galleries of Hoxton & Shoreditch, the financial centre of the City and the transport hub of Kings Cross/ St Pancras International all within close proximity. The closest underground station is Angel (northern line). The amenities of the Angel centre and Upper Street are just a short stroll away.

**Tenure:** Leasehold 97 years 5 months

**Service Charge:** £8000 Buildings insurance is included in the service charge. Additional £50 per year service charge for parking space.

**Ground Rent:** £260 Additional £10 per year ground rent charge for parking space.

**Local Authority:** Islington

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Chestertons Islington Sales

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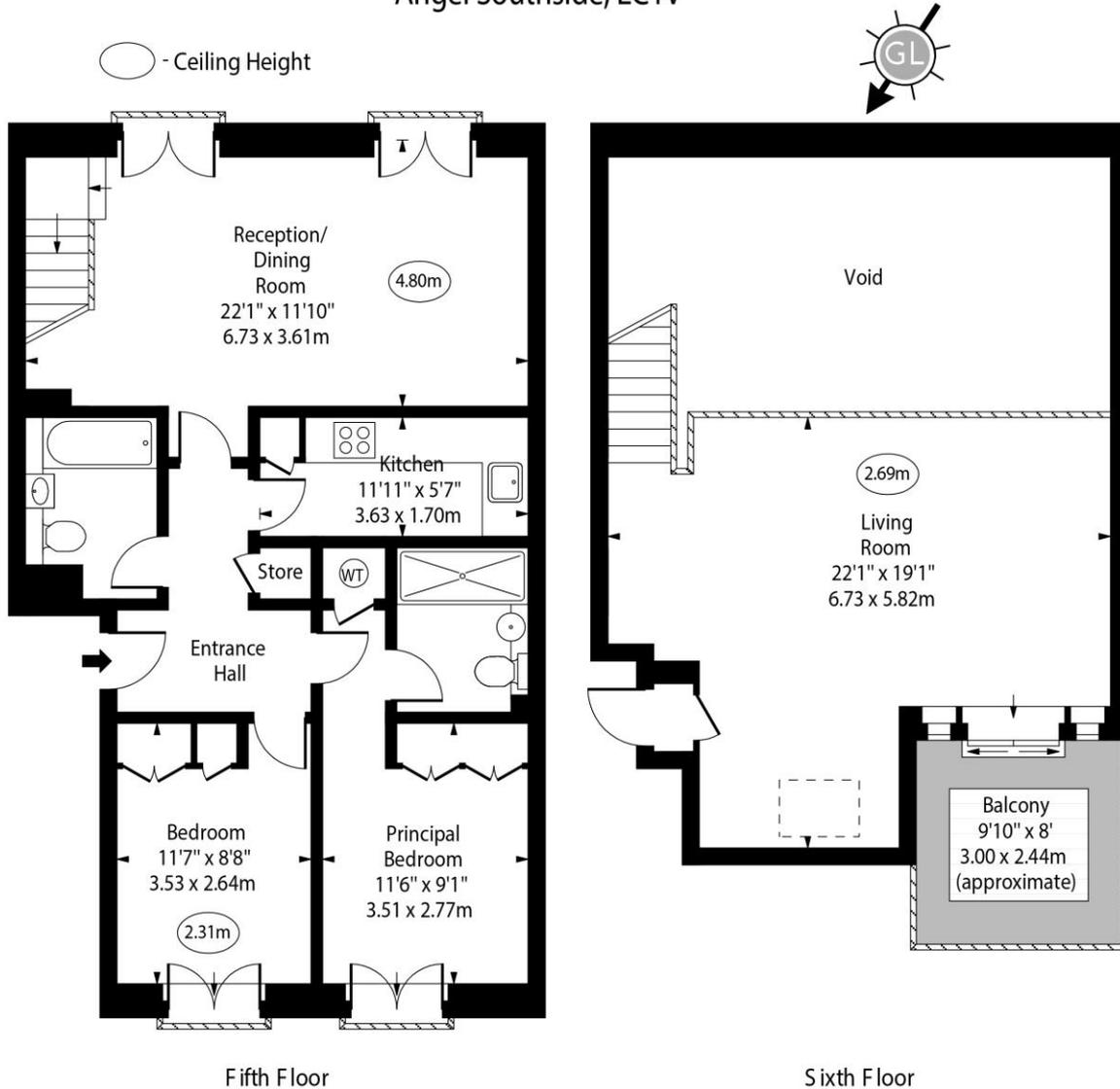
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Approx Gross Internal Area 1080 Sq Ft - 100.33 Sq M  
(Excluding Void)

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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