



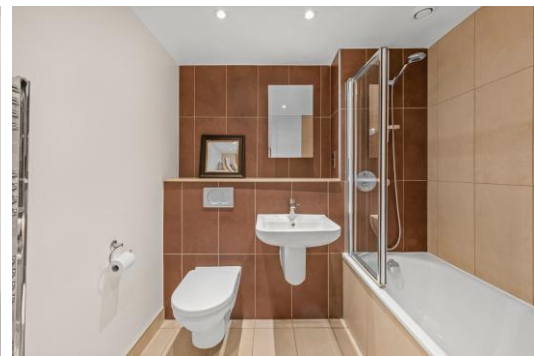
Angel Wharf

Shepherdess Walk, N1

Asking Price £450,000

A bright and spacious one-bedroom apartment situated on the 5th floor of this sought-after canal side development, featuring a private balcony accessible from both the reception room and the bedroom. The well-proportioned accommodation comprises an open-plan kitchen and reception room that opens directly onto the balcony, a generous double bedroom, and a modern bathroom.

CHESTERTONS



Angel Wharf

Shepherdess Walk, N1

- Spacious 1 double bedroom apartment
- Open-plan kitchen/ reception room
- Balcony accessed via the reception room & bedroom
- Canal side development
- Superbly located for access to Angel, Hoxton & Shoreditch
- Secure underground allocated parking space



Offering a peaceful and tranquil setting, the apartment enjoys a unique position overlooking the canal and Packington Bridge (no through road), free from the disturbance of nearby roads and surrounded by attractive waterside scenery. The development occupies a prominent location adjacent to the pedestrian bridge connecting Shepherdess Walk with Canalside Square and Arlington Avenue providing easy access to Angel, Upper Street & Islington Green. Residents benefit from a concierge service and immediate access to picturesque canal walks stretching west towards Angel and east towards London Fields. The vibrant neighbourhoods of Hoxton, Old Street and Shoreditch are all within easy reach, offering an excellent selection of renowned restaurants, bars, galleries and independent boutiques. Excellent transport links are provided by Angel and Old Street Underground Station (Northern Line), Essex Road Station (National Rail), and Highbury & Islington Station (Victoria Line and National Rail), while numerous bus routes along Southgate Road and New North Road offer convenient connections to the City and beyond.

Tenure: Leasehold

Service Charge: £5,267.82 For the period 1/6/26-31/5/27

Ground Rent: £390.35

Local Authority: Hackney

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

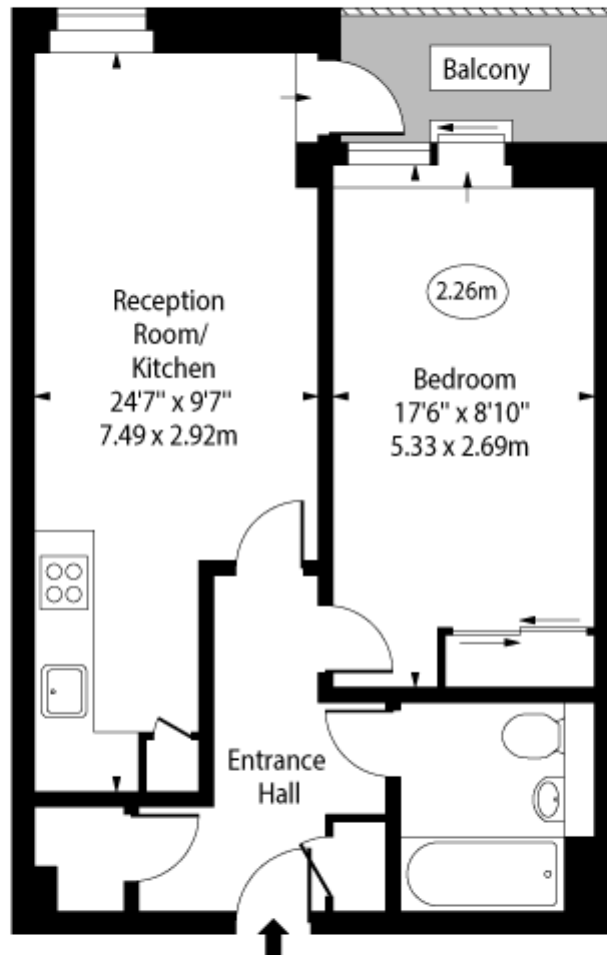
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Angel Wharf, Shepherdess Walk, N1

○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area 500 Sq Ft - 46.45 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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Ref. No. 032125E

