



CLOUDESLEY ROAD, ANGEL, N1
£660,000 LEASEHOLD

A BEAUTIFUL TWO BEDROOM TOP FLOOR FLAT LOCATED MOMENTS FROM ANGEL

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

This stunning two-bedroom flat is set over the top floor of a charming Georgian terrace and is presented in fantastic condition throughout.

The property has been extensively renovated to create the most fantastic open plan space which is beautifully complimented by contemporary fittings and lighting. The interiors have been meticulously designed and finished to a wonderful standard with well-proportioned and light filled rooms featuring throughout. The open plan living room and kitchen offers a wonderfully social space and benefits from integrated kitchen boasting stone work tops and high-quality appliances including wine fridge. Both double bedrooms are of equal proportions with master benefitting from inbuilt wardrobes. A luxurious bathroom has been finished in a modern style and with rain shower and under cabinet lighting. Cloudesley Road is perfectly located in the heart of Angel and is just moments from the restaurants, bars and shops on Upper Street as well as being within easy reach of the fashionable Granary Square at Kings Cross. A selection of fantastic transport links are at hand with Angel station providing the closest underground links on the Northern line whilst an array of bus routes provide effortless access across London. Further underground links can be easily accessed from Kings Cross whilst international links are facilitated from St Pancras.

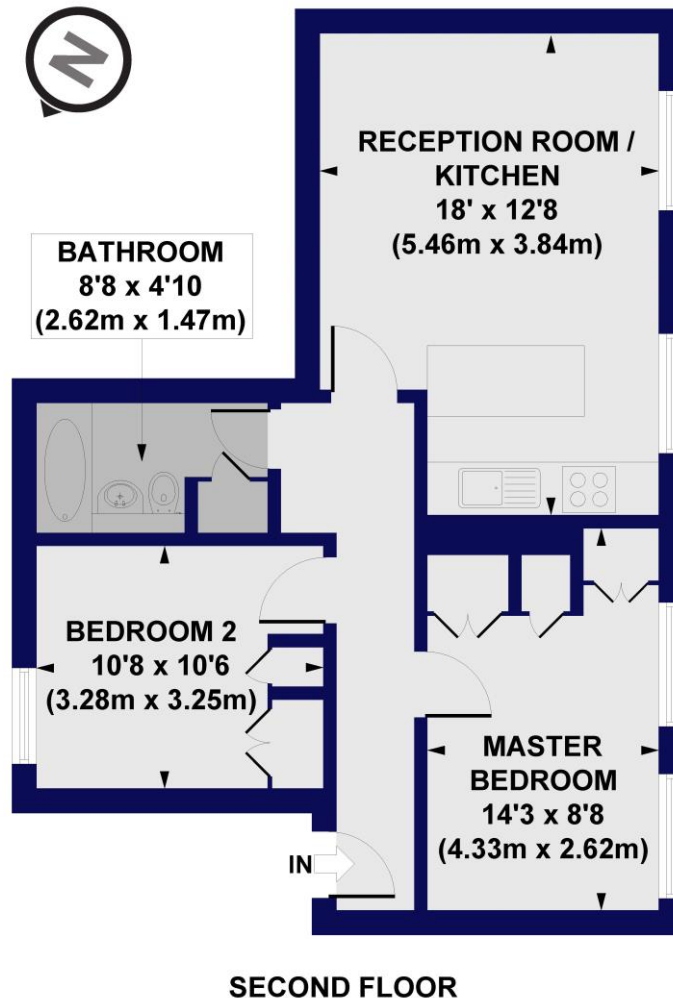
Islington council is the freeholder and have issued notice of cyclical maintenance works which is being assessed. Please enquire with agent for further details. Lease is currently 82 years but is in the process of being extended to 172 years.

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Cloudesley Road, N1
Approx. Gross Internal Floor Area 585 sq. ft / 54.36 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL130567>

Tenure: Leasehold

Term: 171 year and 6 months (Subject to change)

Service Charge: £1179 per annum (approx.)

Ground Rent: £10 Annually (Subject to review)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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