



PENTON STREET, LONDON, N1  
**£800,000 LEASEHOLD**

## A BRIGHT, TWO DOUBLE BEDROOM, PURPOSE BUILT APARTMENT IN ANGEL AND MOMENTS FROM KINGS CROSS

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## DESCRIPTION:

A stunning, two double bedroom apartment positioned in this well-presented purpose-built building in Angel, Islington, N1. Standing in excess of 900 sqft, the property offers a wealth of natural light throughout via the large, double-glazed windows and double doors to the generous private garden space.

Accommodation comprises of a spacious reception room with plentiful space for dining and living creating the perfect entertaining space. The kitchen benefits from a tremendous amount of storage and worktops really maximising every inch of space. Both bedrooms are above average size doubles with one benefitting from built in wardrobes. The property is completed with a modern family bathroom and two useful storage cupboards off the hallway.

The building benefits from off road parking in a secure, gated car park accessed via White Lion Street.

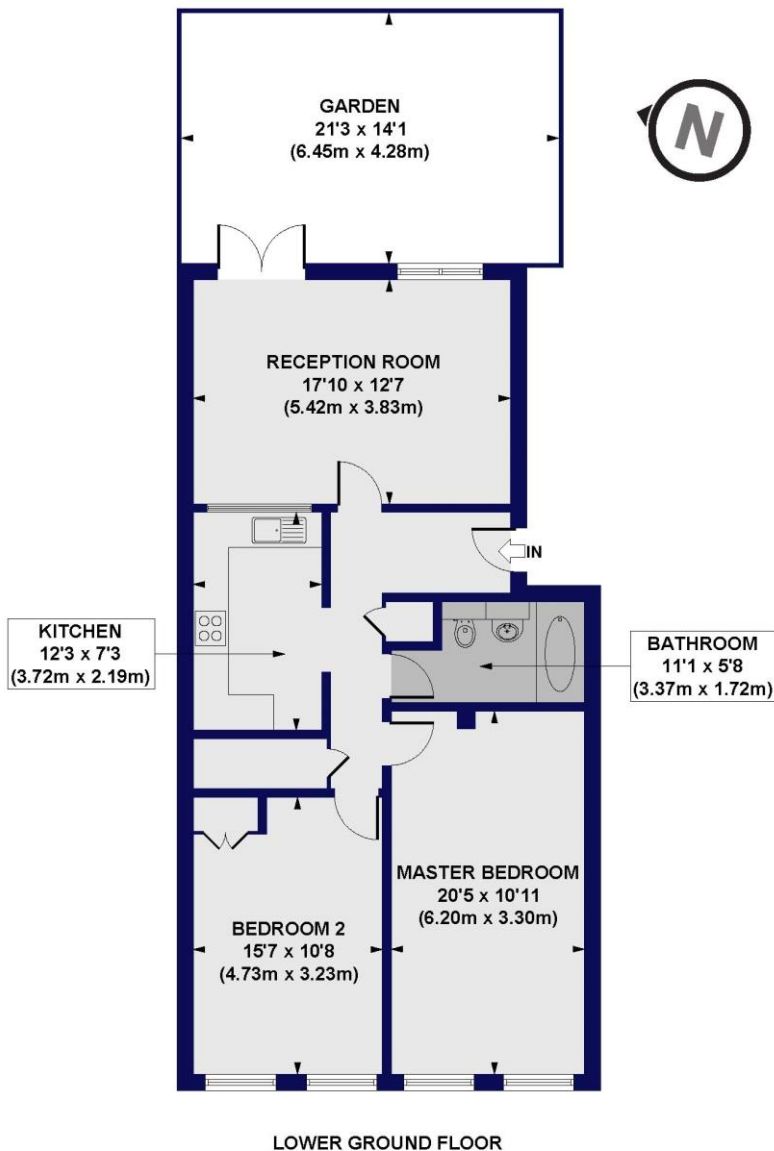
The apartment is ideally located for an array of local cafes, restaurants and shops on Upper Street as well as being within easy reach of Regents Canal, Exmouth Market in Farringdon and Granary Square at Kings Cross. Transport links are some of the best around with Angel station offering the closest underground links on the Northern line whilst further links across London and to Europe are facilitated from Kings Cross.

Shoreditch and the City can be easily reached on foot although many prefer a leisurely cycle or an effortless bus ride from one of the many stops located nearby.





**Penton Street, N1**  
**Approx. Gross Internal Floor Area 902 sq. ft / 83.77 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.



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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH230293>

**Tenure:** Leasehold  
**Term:** 160 year and 11 months  
**Service Charge:** £1460.28 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** E  
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were