



HERMITAGE HOUSE, GERRARD ROAD, ISLINGTON, LONDON, N1  
OIEO £400,000 LEASEHOLD

A WONDERFULLY CONVENIENT ONE  
BEDROOM FLAT LOCATED ON ONE OF  
ISLINGTONS FINEST ROADS.

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## DESCRIPTION:

This superb one bedroom flat is located on the first floor of a well-kept purpose built block set on a prestigious road just moments from Upper Street.

The property offers light and well-proportioned rooms throughout with a wonderfully practical layout. The living room provides ample space for entertaining whilst the kitchen offers plenty of worktop and storage space and views over the green spaces of Colebrook Row Gardens. The double bedroom is a generous size and overlooks communal gardens to the rear as does the family sized bathroom.

Hermitage House is exceptionally well located in the heart of Angel and is nestled amongst some of Islington's finest addresses. The property, whilst set amongst peaceful treelined roads, is just a stone's throw from Upper Street and the boutique shops and restaurants on Camden Passage as well as being within easy reach of Regents Canal. Transport links are exceptional with Angel station providing the closest underground links on the Northern line and various overground and underground services provided at Kings Cross.

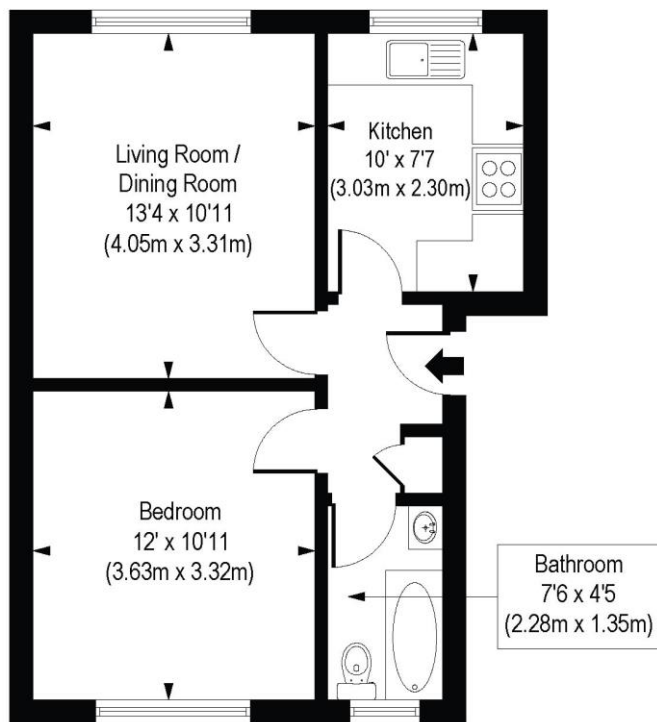
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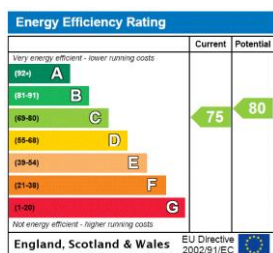
Hermitage House, Gerrard Road, N1  
Approx. Gross Internal Floor Area 436 sq. ft / 40.52 sq. m



First Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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