

PREBEND STREET, ANGEL, N1  
**£375,000 LEASEHOLD**

**A 382 SQ. FT. ONE BEDROOM MODERN  
 CONVERSION WITH ITS OWN ENTRANCE IN  
 THE HEART OF ANGEL**

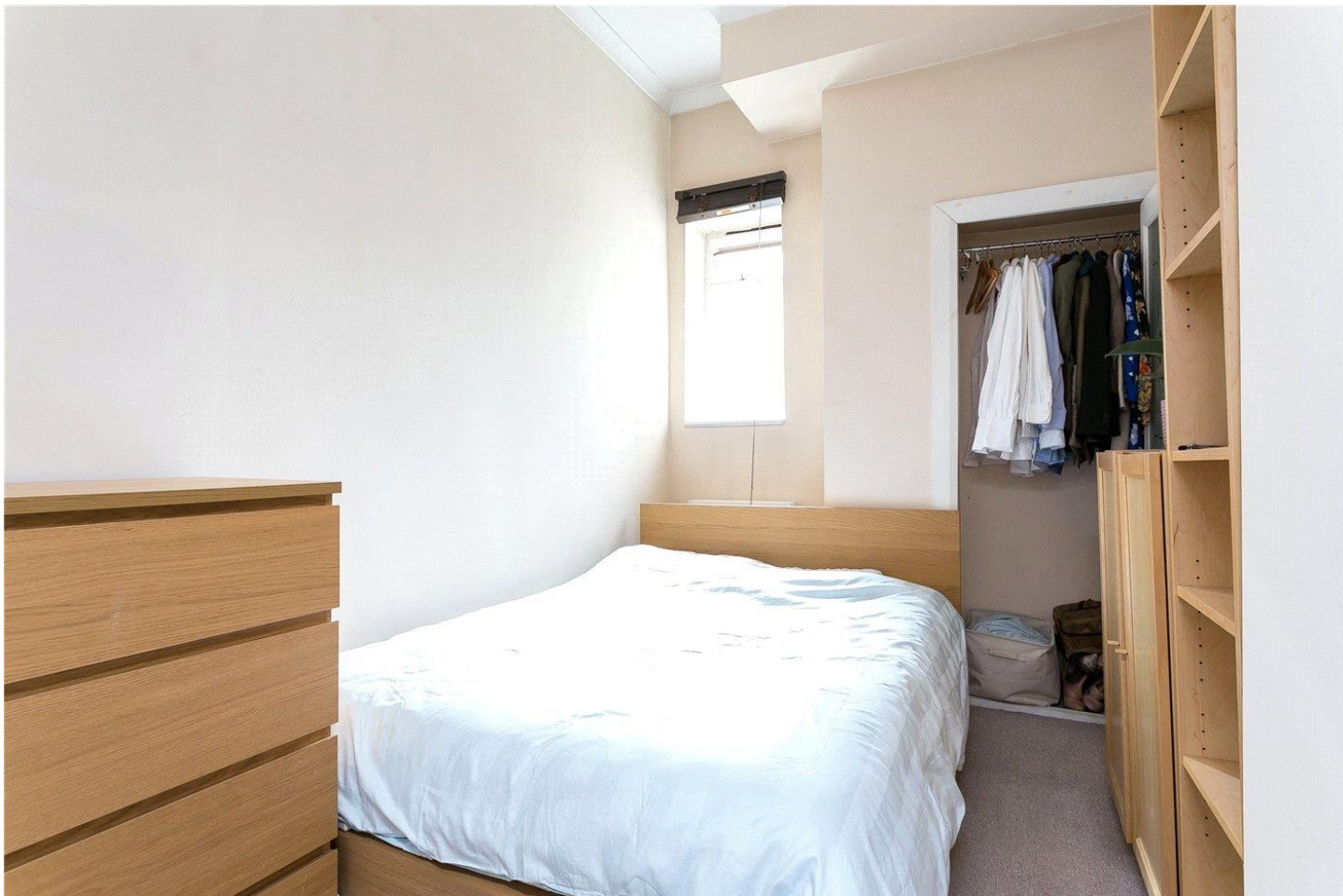
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### DESCRIPTION:

A 382 sq. ft. one bedroom period conversion with its own front door located only 0.6 miles from Angel underground station.

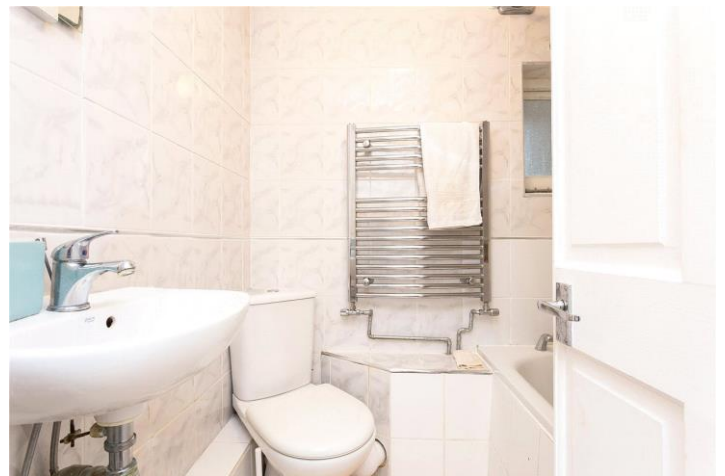
The property boasts well-proportioned rooms and is flooded with natural light throughout. Accommodation includes a North facing living room, a separate kitchen and a South facing bedroom, with the kitchen benefiting from electric hob, and a three-piece bathroom with a bathtub. The double bedroom has built in wardrobe. The property is completed a storage cupboard near the entrance.

Prebend Street is a wonderful quiet street nestled between Essex Road and Regents canal. The property is set moments from a vast selection of restaurants, bars and restaurants on Upper Street and is conveniently located for fantastic transport links. Angel station offers the closest underground links on the Northern line whilst overground services and the Victoria line are serviced from Highbury and Islington station. The overground at Essex Road offers links direct to Moorgate and Old Street is also within easy reach. An array of brilliant bus routes provides effortless access to the City and West End and international transport is facilitated from St Pancras.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries. \*

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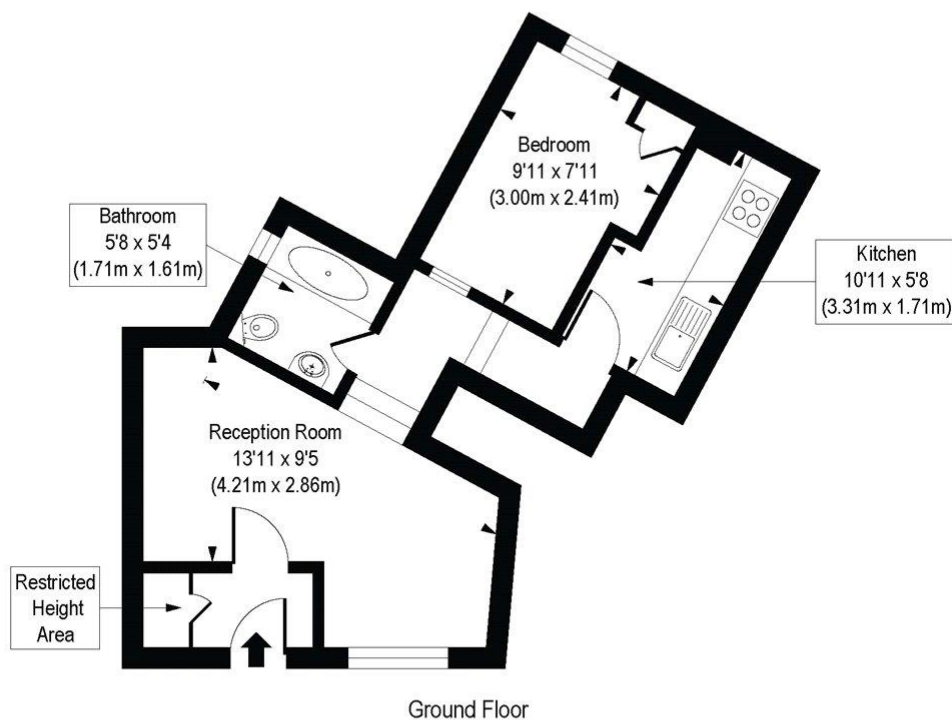


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## Prebend Street, N1

Approx. Gross Internal Floor Area 382 sq. ft / 35.51 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 374 sq. ft / 34.75 sq. m (Excluding Restricted Height Area)



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.

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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250250>

**Tenure:** Leasehold

**Term:** 978 year and 6 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

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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