



ANGEL WATERSIDE, GRAHAM STREET, LONDON, N1
£850,000 LEASEHOLD

A SIMPLY STUNNING TWO BEDROOM APARTMENT WITH WATERSIDE VIEWS AND PRIVATE PARKING

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DESCRIPTION:

This exceptional two bedroom apartment is set over the third floor of this desirable waterside development overlooking the City Road basin and boasts pristine interiors alongside light filled rooms and private gated parking space. The flat offers a wonderfully social living space with semi-open plan layout. The kitchen boasts minimalist design alongside stone worktops and inbuilt appliances. Wooden floors feature throughout the living space and wonderful floor to ceiling glass windows provide commanding views over the basin and access to the private balcony.

Both double bedrooms are of generous proportions with master bedroom benefitting from ensuite bathroom and inbuilt storage whilst a further family sized bathroom is located off the hallway as is ample storage.

Angel Waterside is a beautifully designed contemporary development consisting of 85 homes designed by award winning architects Pollard Thomas Edwards. Sophisticated communal areas, lift access and concierge provide welcoming interiors whilst a landscaped waterside communal space emphasise the feeling for tranquillity in an urban setting. Graham Street is particularly well placed for easy access to the City and Shoreditch whilst an array of excellent transport links facilitate easy access across London. Angel and Old Street stations provide the closest underground links on the Northern line whilst overground services and international links are located at Kings Cross St Pancras.

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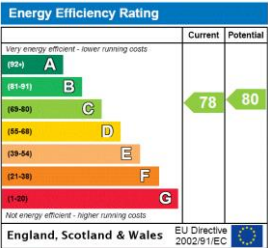
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Angel Waterside, Graham Street, N1
 Approx. Gross Internal Floor Area 864 sq. ft / 80.29 sq. m



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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