



ANGEL WHARF, SHEPHERDESS WALK, LONDON, N1
£475,000 LEASEHOLD

**A BRIGHT ONE BEDROOM, ONE BATHROOM
 MODERN FLAT WITH PRIVATE BALCONY
 OVERLOOKING THE REGENT'S CANAL**

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

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DESCRIPTION:

A bright 571 sq. ft. (approx), one double bedroom, one bathroom flat with private balcony overlooking the Regent's Canal, and concierge, in a modern development only 0.7 miles to Angel underground station.

The property is well proportioned and comprises; large hallway with spacious utility cupboard leading on to a large open-plan living/kitchen/ dining room area with large patio doors opening to the private balcony overlooking the Regent's Canal. The fully fitted kitchen being modern and sleek comes with plenty of storage, worktop space, and electric hob on the centre island; the large principal bedroom comes with built in wardrobes; and the family bathroom includes bath with overhead shower and benefits from contemporary fixtures and finishings.

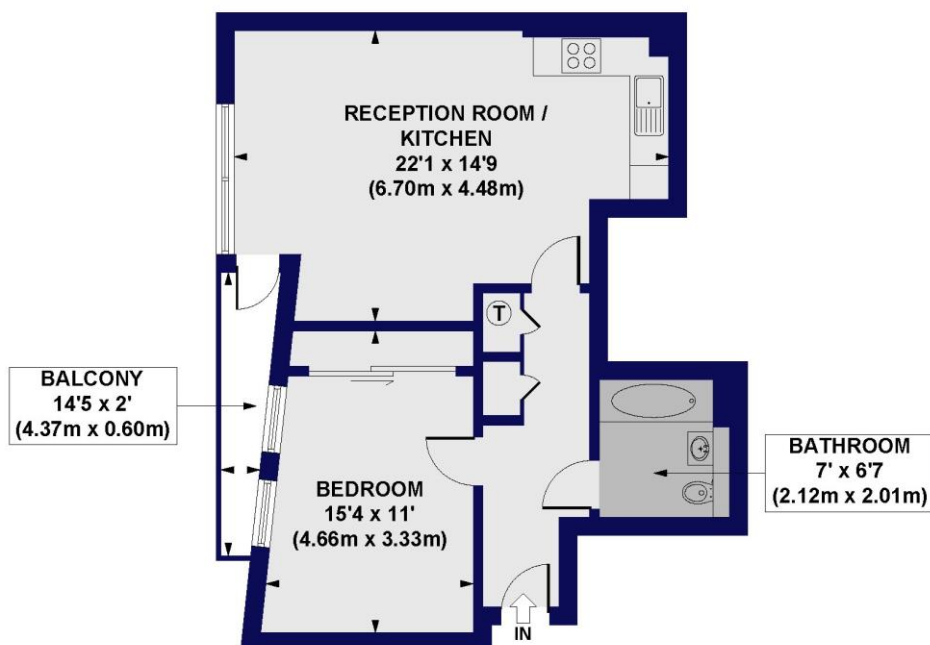
Shepherdess Walk affords convenient access to the greenery of Shoreditch Park, the trendy bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch and of course Upper Street. The immediate vicinity is also set to benefit from the significant development and investment that is already well underway, not only around the City Road canal basin with the plaza, but also with other schemes along City Road, most notably 250 City Road & The Arc. Transport can be found 0.7 miles away at Angel Underground (Northern Line) & 0.7 miles away at Old Street (Northern Line), both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International.

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Angel Wharf, Shepherdess Walk, N1
Approx. Gross Internal Floor Area 571 sq. ft / 53.08 sq. m



SECOND FLOOR

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



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Tenure: Leasehold

Term: 107 year and 4 months (Subject to change)

Service Charge: £5051.14 per annum (approx.)

Ground Rent: £390.35 Annually (Subject to review)

Council Tax Band: C

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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