



PENTONVILLE ROAD, LONDON, N1  
£800,000 LEASEHOLD

A VERY ATTRACTIVE TWO BEDROOM FLAT ON  
THE TOP TWO FLOORS OF A BEAUTIFUL  
GEORGIAN CONVERSION.

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## DESCRIPTION:

Offered with a long lease and its own private garden this apartment is also surprisingly quiet. The north facing reception is very bright offering a pleasant outlook onto the leafy front gardens on Pentonville Road. There is also a spacious eat-in kitchen as well as two very good sized double bedrooms and separate bathroom. Pentonville Road is ideally located for all of the amenities of Kings Cross, Clerkenwell and Angel. The highly rated restaurants and cafes of Exmouth Market and Amwell Street are very close by. Kings Cross (Eurostar), Angel and Farringdon stations are all within walking distance.



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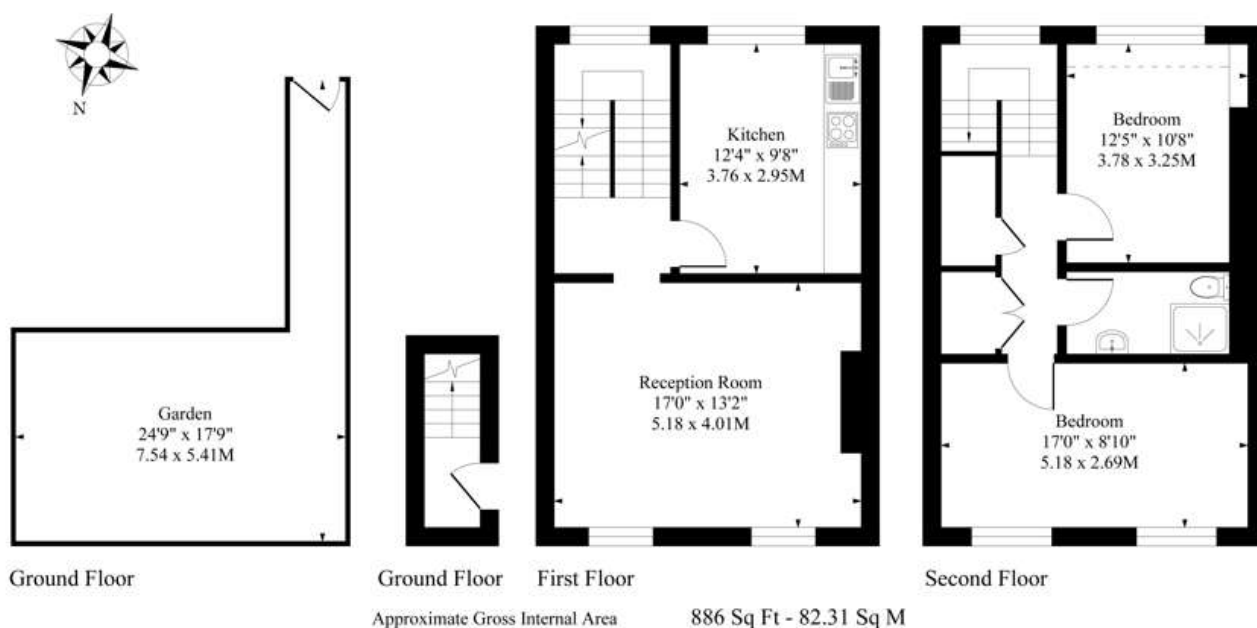
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## Pentonville Road N1



Measured in according with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

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Tenure: Leasehold

Term: 87 year and 7 months

Service Charge: Approx. £1,175 per annum

Ground Rent: Approx. £10 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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