



**WOLLATON HOUSE, BATCHELOR STREET, LONDON, N1
£425,000 SHARE OF FREEHOLD**

**A BRIGHT, ONE BEDROOM APARTMENT SET
ON THE GROUND FLOOR IN PRIME ANGEL,
N1.**

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DESCRIPTION:

A stunning, one double bedroom apartment positioned across the ground floor of this historic former school conversion. Benefitting from double height ceiling, the property offers a wonderful amount of natural light to pour through from large, west facing windows and double doors leading out to the communal gardens. The spacious open plan living room/kitchen creates the perfect entertaining space, while the good-sized bedroom is cleverly designed as a mezzanine level upstairs. The property is completed with a modern shower room and is offered to the market on a chain free basis.

Batchelor Street is perfectly located in the heart of Angel and is just moments from the restaurants, bars and shops on Upper Street as well as being within easy reach of the fashionable Granary Square at Kings Cross. A selection of fantastic transport options are at hand with Angel station on the Northern line a short distance away, whilst an array of bus routes provide effortless access across London. Further underground links can be easily accessed from Kings Cross whilst international links are facilitated from St Pancras.

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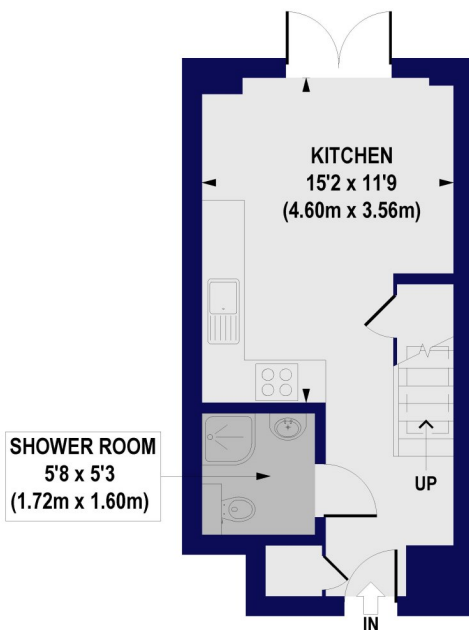


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Wollaton House, Batchelor Street, N1
Approx. Gross Internal Floor Area 416 sq. ft / 38.67 sq. m



**MEZZANINE
 GROSS INTERNAL
 FLOOR AREA 150 SQ FT**



**GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 266 SQ FT**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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