



**THE ARC, PREBEND STREET, LONDON, N1
OIEO £500,000 LEASEHOLD**

**A STYLISH, SPACIOUS AND IMMACULATE ONE
BEDROOM APARTMENT IN THE POPULAR ARC
DEVELOPMENT IN THE HEART OF ANGEL**

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DESCRIPTION:

This great size one bedroom flat is set across the first floor in the Arc Building just minutes away from Upper Street, Angel with its abundant amenities and excellent transport links. The property is finished to a high-end contemporary standard and is flooded with natural light. Accommodation comprises of a spacious reception room with open-plan kitchen which leads to a private west-facing balcony, a large double bedroom and contemporary bathroom suite. The property further benefits from being offered to the market chain free.

The flat is within easy reach of the boutiques, bars and restaurants of Upper Street. The closest tube can be found at Angel station whilst Old Street and Essex Road overground are also within easy reach. Numerous bus routes provide easy access the City and West End and international travel is made easy from Kings Cross St. Pancras.

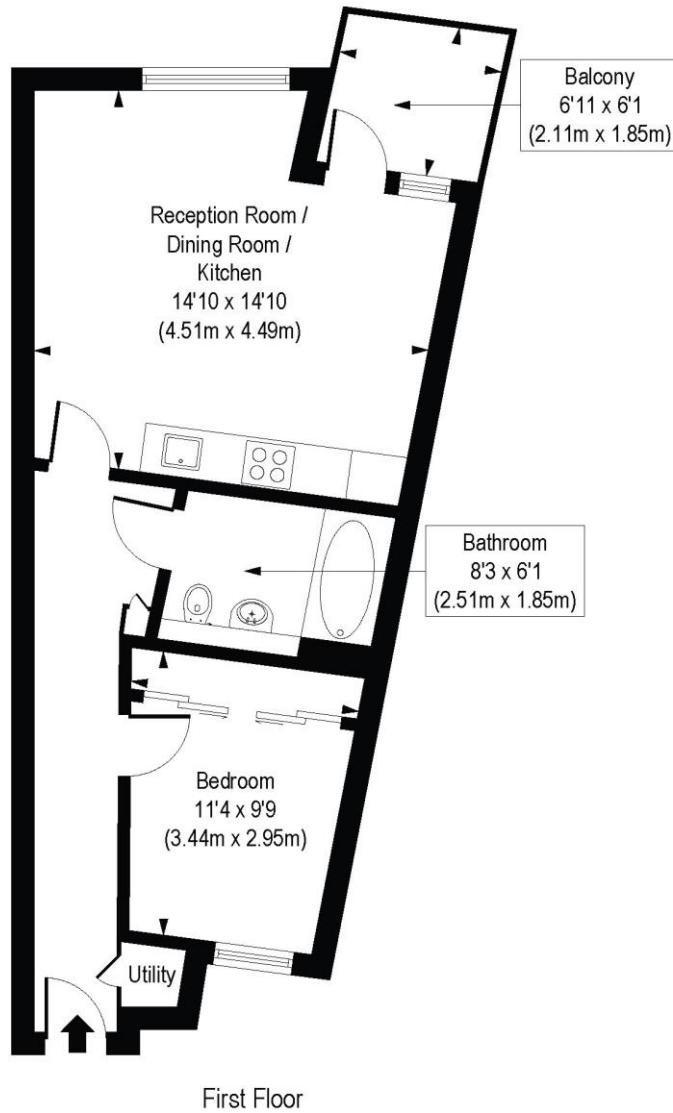
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Prebend Street, N1

Approx. Gross Internal Floor Area 488 sq. ft / 45.35 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.

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-)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(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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