



DUNCAN STREET, ISLINGTON, LONDON, N1  
**£550,000 LEASEHOLD**

## A GENEROUS TWO BEDROOM FIRST FLOOR FLAT SET MOMENTS FROM ANGEL

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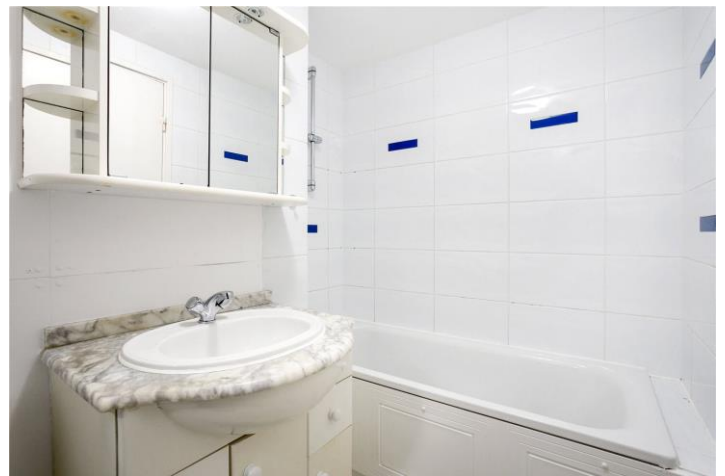
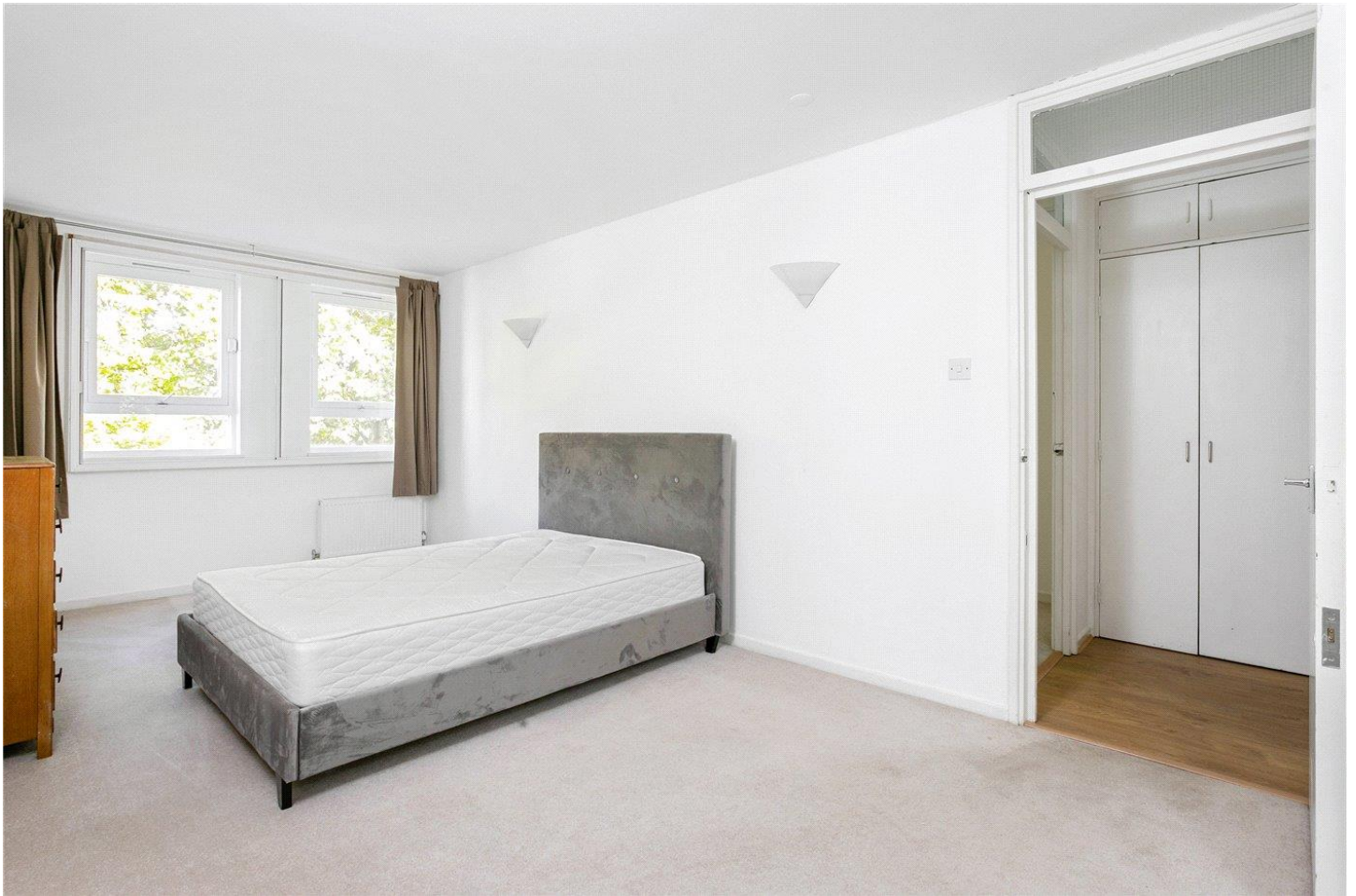
## DESCRIPTION:

This substantial two bedroom flat is set over the first floor of a well maintained purpose built block located just off Upper Street next to Angel station. The flat is presented in fantastic condition throughout and offers generous proportions and neutral interiors. A sizable open plan living space offers a perfect space for entertaining and benefits from large kitchen which provides ample worktop and storage. A vast master bedroom offers a huge amount of space whilst the second bedroom would make an ideal guest room.

Storage cupboards are located from the hallway as is the family sized bathroom. The property benefits from secure entry and is set in a most convenient location.

Duncan Street is nestled between Upper Street and the prestigious Duncan Terrace. There's an enormous selection of coffee shops, restaurants and high street stores on hand whilst the boutiques and antique market on Camden passage are just round the corner. Access across London couldn't be easier with Angel station at striking distance and a range of bus routes available. International rail links are facilitated from St Pancras whilst City Airport is also within easy reach.

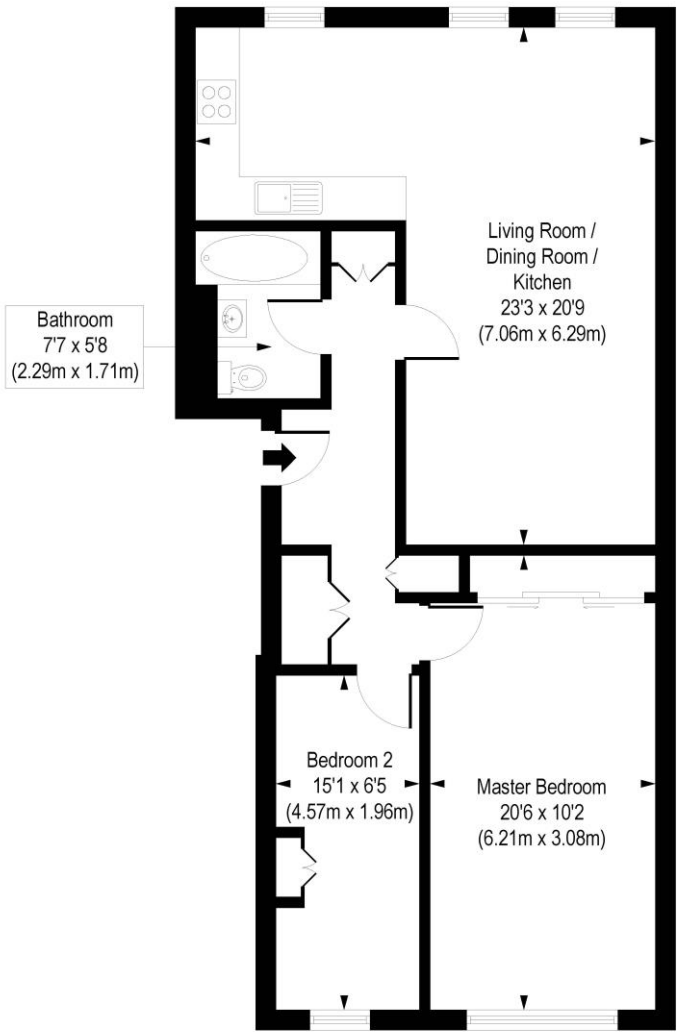
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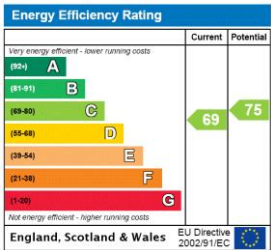
Approx. Gross Internal Floor Area 807 sq. ft / 74.95 sq. m



First Floor

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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