



Benham & Reeves

Prebend Street, Angel, N1

Offers Over: £500,000

 Benham
& Reeves

Prebend Street, Angel, N1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

The property is finished to a high quality contemporary standard and is flooded with natural light. This apartment comprises a spacious reception room with open-plan kitchen which leads to a private south facing balcony, a large double bedroom and contemporary bathroom suite. The property further benefits from being offered to the market chain free.

Situated right in the heart of central Islington, this 470 square feet apartment is conveniently located for the amenities of Upper Street, Angel and Islington Green. The property offers well-proportioned accommodation and benefits from a substantial balcony accessed via the reception room.

The flat is within easy reach of the boutiques, bars and restaurants of Upper Street. The closest tube can be found at Angel station (0.5 miles) whilst Old Street (0.8 miles) and Essex Road (0.4 miles) 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.



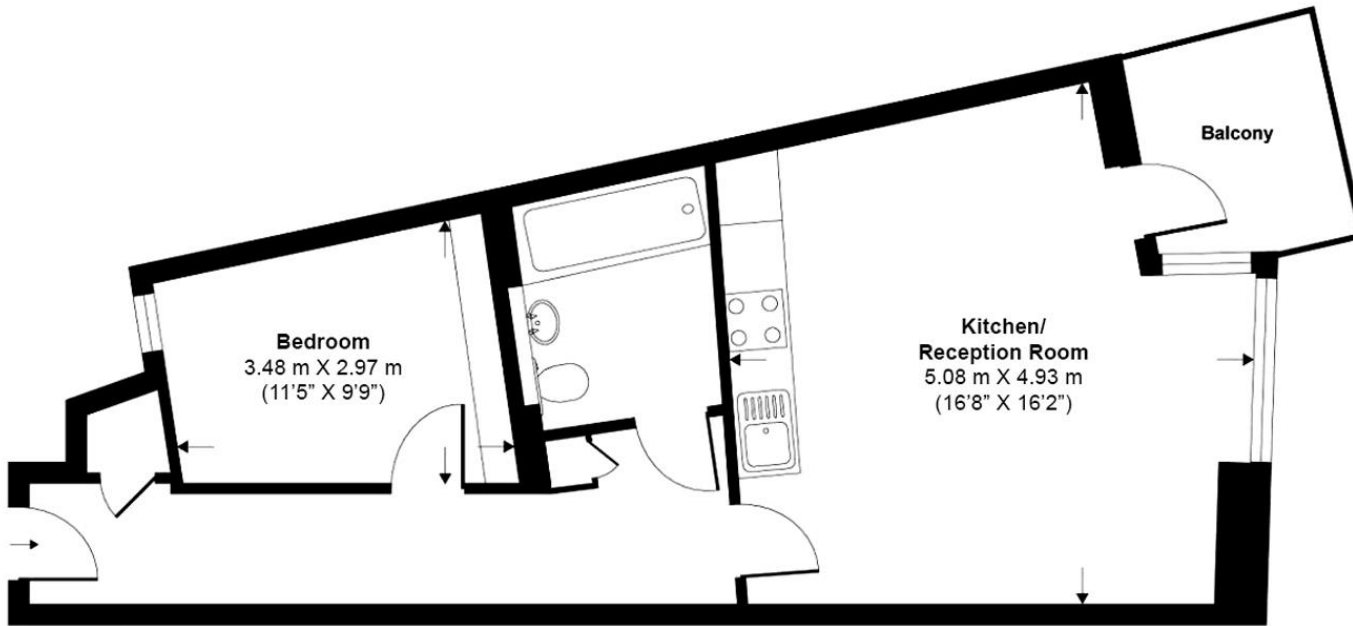


Property Features:

- One bedroom
- One bathroom
- Third floor
- Private Balcony
- Moments From Upper Street & Angel Underground
- No Onward Chain



3rd Floor
Total Gross Internal Area
 43.6 Sq/m - 470 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over:	£500,000
Tenure:	Leasehold Expires 23/06/2160 Approximately 135 Years Remaining
Ground Rent:	£150.00 (per annum) For the year 2024
Service Charge:	£2,015.40 (per annum)
Anticipated Rent:	£2,300.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230250

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