



**DUNCAN TERRACE, ANGEL, LONDON, N1
OFFERS IN EXCESS OF £550,000 LEASEHOLD**

A BRIGHT ONE BEDROOM FLAT IN A PERIOD CONVERSION WITH SHARED GARDEN AND PRIVATE STORAGE UNIT

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DESCRIPTION:

Positioned on the second floor of this charming Grade II listed building is this one-bedroom property with storage unit on the lower ground floor and shared communal garden. The flat offers an array of period features including huge sash windows, arched doorways, and high ceilings.

Accommodation includes a double bedroom facing the back garden, a three-piece bathroom with bathtub, separate kitchen and wonderful reception room facing the leafy street and Colebrooke Row Gardens. The property further benefits from on street residents parking and is offered to the market chain free.

Duncan Terrace is exceptionally well located in the heart of Islington and is nestled amongst some of Islington's finest addresses. The property, whilst set amongst peaceful treelined roads, is just a stone's throw from Upper Street and the boutique shops and restaurants on Camden Passage as well as being within easy reach of the Regents Canal. Transport links are exceptional with Angel station only 0.2 miles away providing the closest underground links on the Northern line.

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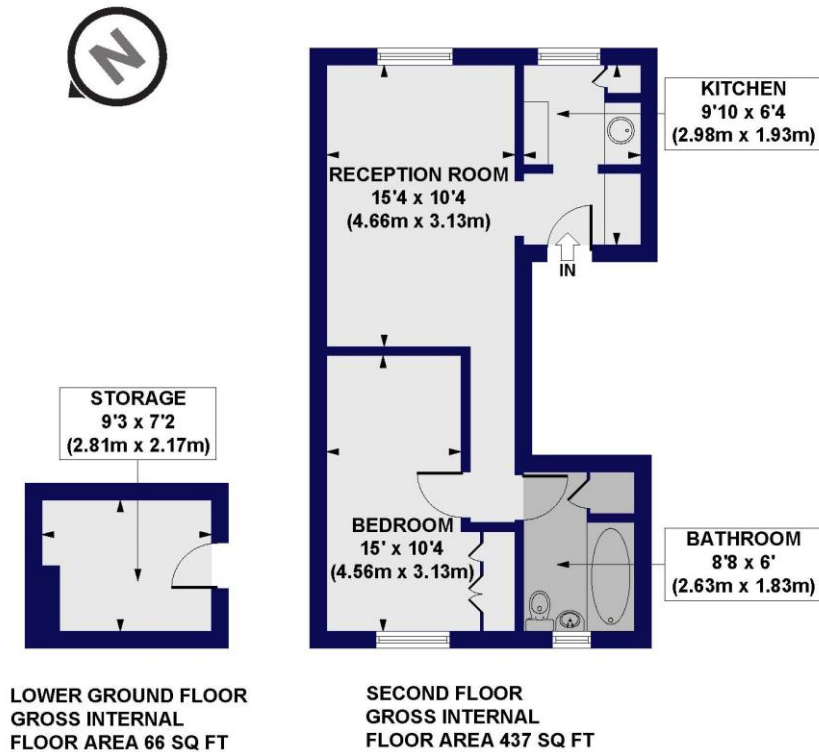


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Duncan Terrace, N1

Approx. Gross Internal Floor Area 502 sq. ft / 46.66 sq. m (Including Storage)

Approx. Gross Internal Floor Area 437 sq. ft / 40.56 sq. m (Excluding Storage)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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