



ANGEL HOUSE, 20-32 PENTONVILLE ROAD, ANGEL, N1
OIEO £450,000 LEASEHOLD

A TWO BEDROOM SOUTH FACING PROPERTY MOMENTS FROM ANGEL UNDERGROUND STATION

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DESCRIPTION:

Spanning 549sqft is a wonderful two double bedroom apartment located in this sought after 1930's building. The property comprises of entrance hall with doors leading to all rooms, separate living room, kitchen with fitted appliances, a generous master bedroom and good size second double bedroom. The property is completed with a bathroom and is offered to the market chain free.

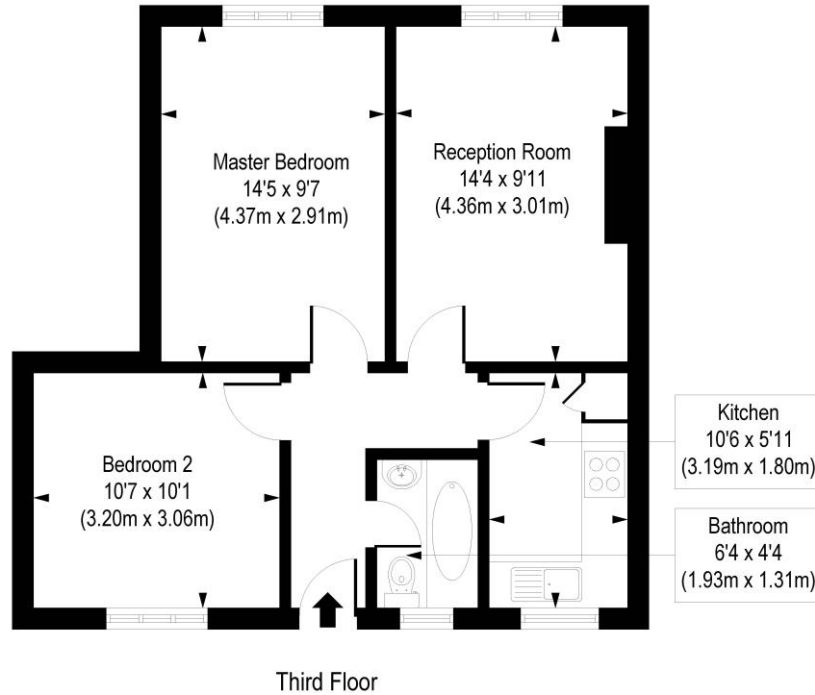
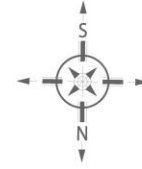
Angel House is located on Pentonville Road and is a very short distance from Angel underground station. The choice of local amenities is abundant with Upper Street, Clerkenwell, Old Street, King Cross and Shoreditch all within easy reach. Bars, restaurants, and shopping facilities including supermarkets and both independent and high street retailers are all moments away. Transport links are incredibly well serviced by Angel underground station, numerous bus routes and St Pancras International.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.



Angel House, Pentonville Road, N1

Approx. Gross Internal Floor Area 549 sq. ft / 51.03 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			
(92-100) A			
(81-91) B		81	81
(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	