



ANGEL WHARF, SHEPHERDESS WALK, ANGEL, N1  
OFFERS IN EXCESS OF £700,000 LEASEHOLD

## A BRIGHT TWO BEDROOM, TWO BATHROOM MODERN FLAT WITH PRIVATE BALCONY OVERLOOKING THE REGENT'S CANAL

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### DESCRIPTION:

A bright 758 sq. ft. (approx), two double bedroom, two bathroom flat with private balcony overlooking the Regent's Canal, and concierge, in a modern development only 0.7 miles to Angel underground station.

The property is well proportioned and comprises; large hallway with spacious utility cupboard leading on to a large open-plan living/kitchen/ dining room area with large patio doors opening to the private balcony overlooking the Regent's Canal. The fully fitted kitchen being modern and sleek comes with plenty of storage, worktop space, and electric hob on the centre island; the large principal bedroom comes with three piece en-suite shower room and built in wardrobes; the second double bedroom is perfect as a home office or additional bedroom for guests; the main bathroom includes bath with overhead shower and benefits from contemporary fixtures and finishings.

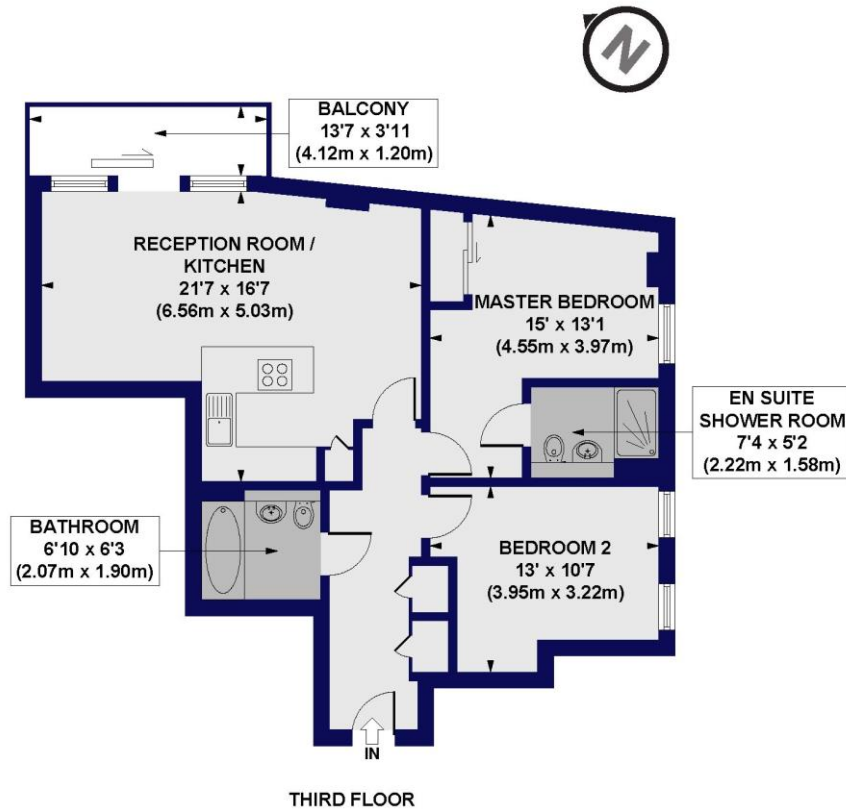
Shepherdess Walk affords convenient access to the greenery of Shoreditch Park, the trendy bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch and of course Upper Street. The immediate vicinity is also set to benefit from the significant development and investment that is already well underway, not only around the City Road canal basin with the plaza, but also with other schemes along City Road, most notably 250 City Road & The Arc. Transport can be found 0.7 miles away at Angel Underground (Northern Line) & 0.7 miles away at Old Street (Northern Line), both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International.

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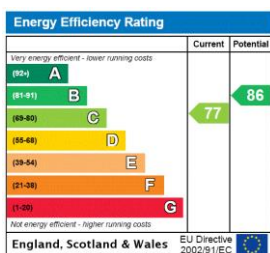
# Shepherdess Walk, N1 Approx. Gross Internal Floor Area 758 sq. ft / 70.39 sq. m



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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.



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