



DANBURY STREET, ANGEL, N1  
£450,000 LEASEHOLD

## A DELIGHTFUL PERIOD CONVERSION FLAT SITUATED IN THE HEART OF ANGEL

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## DESCRIPTION:

A stunning one bedroom positioned on the ground floor of this charming period building. The property is flooded with natural lights and benefits from wonderful period features such as the high ceilings, large sash windows and exposed brick. Accommodation comprises of a generously sized bedroom, recently renovated bathroom and semi open plan kitchen/reception room. The property further benefits from a long lease and is offered to the market chain free.

Whilst being located amongst some of Islington's most desirable streets, the flat is also perfectly set for a variety of fantastic restaurants, shops and bars. The nearest underground links are found at Angel station on the Northern line whilst Highbury and Islington is also within easy reach. A variety of bus routes offer effortless access to the City and West End.

\*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

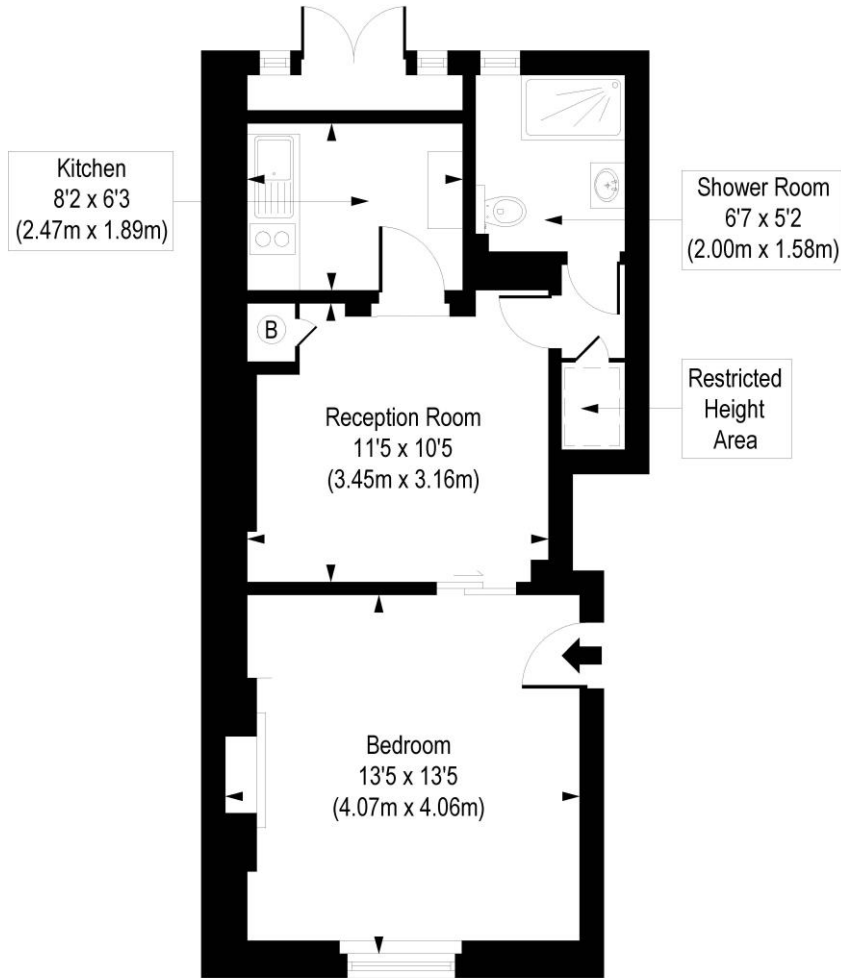
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# Danbury Street, N1

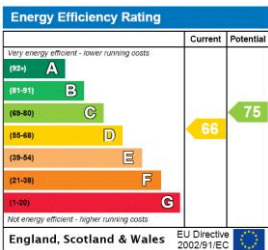
Approx. Gross Internal Floor Area 419 sq. ft / 38.91 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 429 sq. ft / 39.82 sq. m (Excluding Restricted Height Area)



Ground 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.

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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