



PREBEND STREET, LONDON, N1  
**£675,000 LEASEHOLD**

# A STUNNING TWO BEDROOM TWO BATHROOM APARTMENT IN THE HEART OF ANGEL

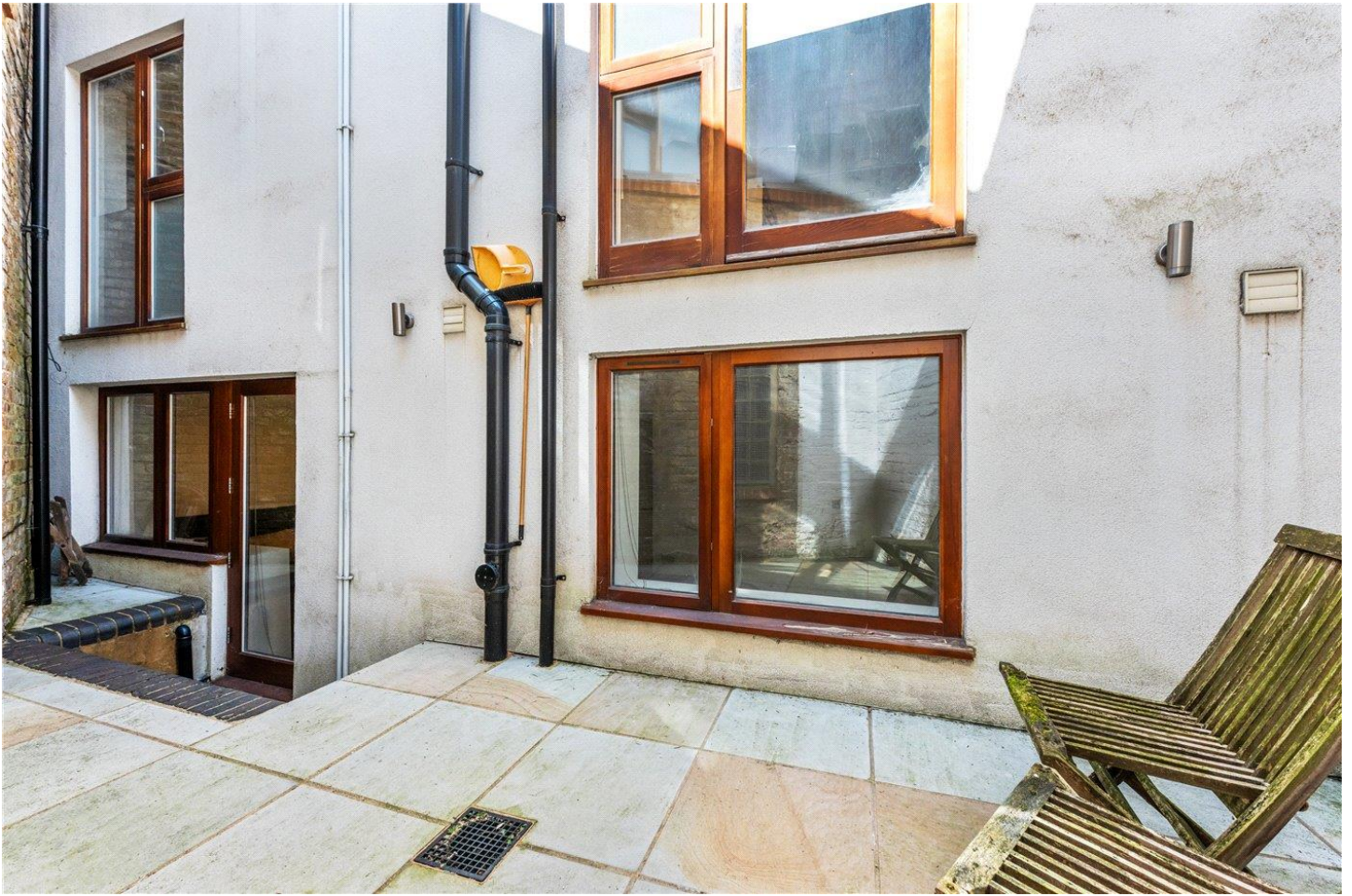
Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





## DESCRIPTION:

Spanning almost 800sqft is this charming two bedroom flat on a quiet, residential street in Islington. The property boasts well-proportioned rooms and is flooded with natural light throughout. Accommodation includes an open plan kitchen and reception room, with the kitchen benefiting from inbuilt appliances and a dedicated dining area. The two double bedrooms downstairs are of good size, the master bedroom boasting an ensuite bathroom and inbuilt wardrobes. The property is completed with a courtyard style garden and a second bathroom.

Prebend Street is a wonderful quiet street nestled between Essex road and Regents canal. The property is set moments from a vast selection of restaurants, bars and restaurants on Upper Street and is conveniently located for fantastic transport links. Angel station offers the closest underground links on the Northern line whilst overground services and the Victoria line are serviced from Highbury and Islington station. The overground at Essex road offers links direct to Moorgate and Old Street is also within easy reach. An array of brilliant bus routes provide effortless access to the City and West End and international transport is facilitated from St Pancras.

**Winkworth**

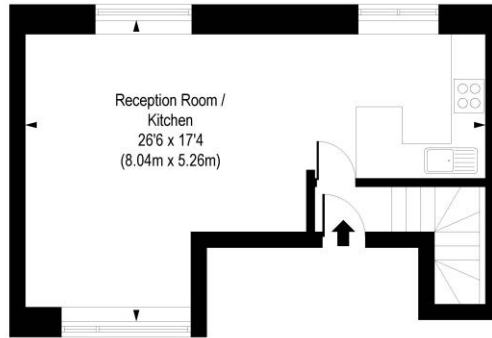




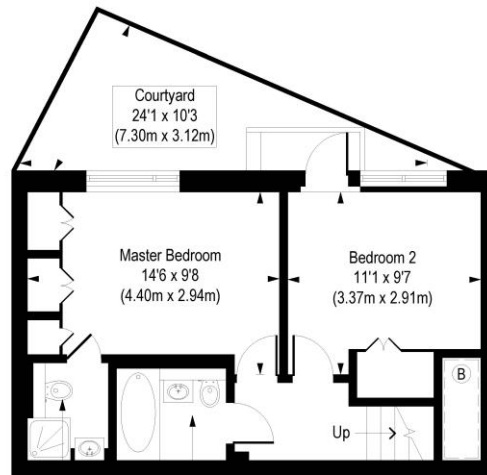
**Winkworth**

# Prebend Street, N1

Approx. Gross Internal Floor Area 789 sq. ft / 73.30 sq. m



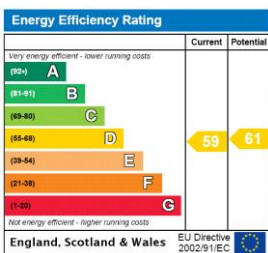
Ground Floor  
Gross Internal  
Floor Area 380 sq ft



Lower Ground Floor  
Gross Internal  
Floor Area 407 sq ft

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.



Islington | 0207 354 2480 | islington@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.