



## ANGEL HOUSE, PENTONVILLE ROAD, N1

1 BED APARTMENT

£325,000  
LEASEHOLD

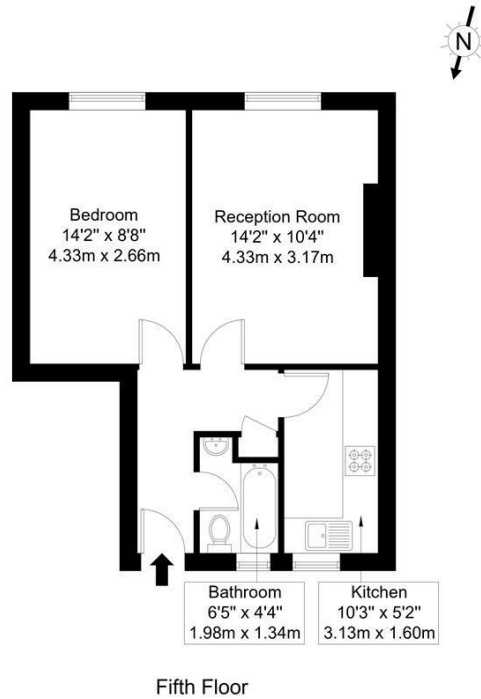
Set on the fifth floor we offer this spacious one bedroom light and airy apartment. The property comprises a spacious bedroom, separate living room, fully fitted kitchen and a modern bathroom.

Pentonville Road is located seconds away from Angel station (Northern line) and a short walk to Kings Cross (Piccadilly line, Northern line, Circle line, Hammersmith & City, Victoria line and Metropolitan line). Upper Street is a short stroll away that offers numerous bars, restaurants and coffee shops.

**Hemmingfords**

# Pentonville Road, N1 9HJ

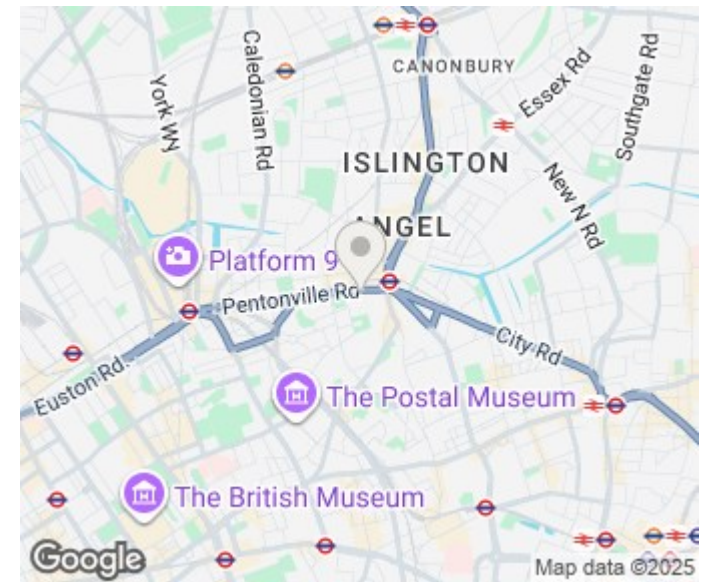
Approx Gross Internal Area = 38.9 sq m / 419 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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