



## 12 3 ANN STREET

LONDON, N1 7FF

£525,000  
LEASEHOLD

This beautifully presented and immaculately maintained one-bedroom apartment is located on the first floor of a highly sought-after modern development in the vibrant heart of Angel, Islington. Offering approximately 557 square feet of well-configured living space, this charming property combines contemporary design with functional living, making it an ideal home for both professionals and couples alike.

The apartment features a spacious open-plan kitchen and living area, perfect for relaxing or entertaining. The well-appointed kitchen is equipped with sleek, high-end appliances, and the living space enjoys an abundance of natural light thanks to large windows that provide access to a private balcony. The balcony offers a peaceful setting with views over the square, providing a tranquil retreat in the midst of a bustling urban area.

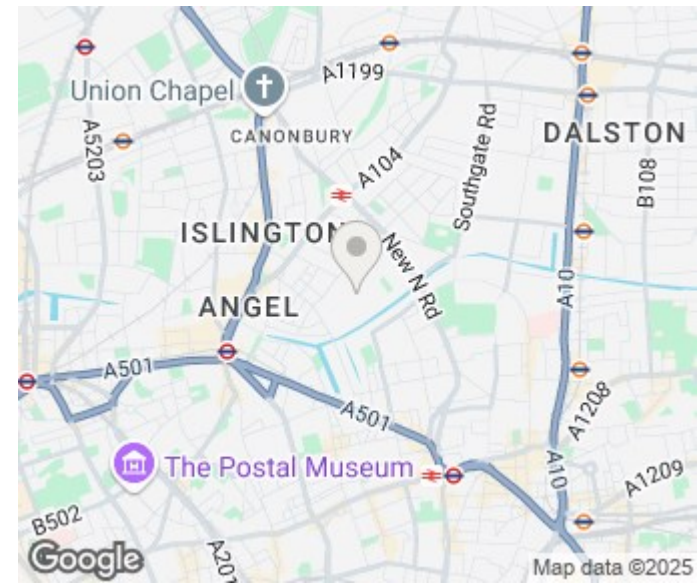
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 557 SQ FT



<b>APPROX. GROSS INTERNAL FLOOR AREA 557 SQ FT / 52 SQM</b>	<b>Ann St</b>
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date: 17/12/24</small>
	<b>photoplan</b>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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