



ANN STREET, LONDON, N1

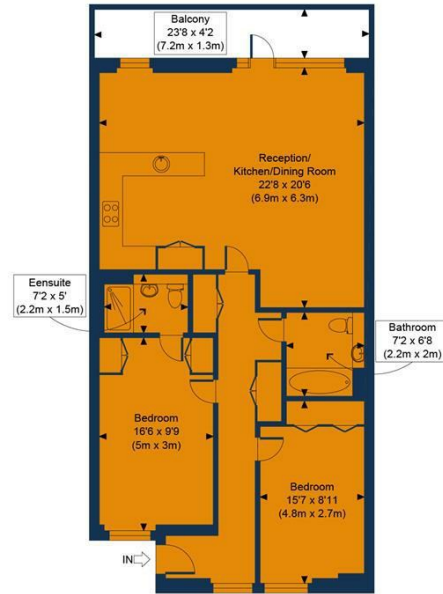
2 BED APARTMENT

£1,000,000
LEASEHOLD

A beautifully presented and exceptionally spacious two double bedroom, two bathroom apartment extending to approximately 974 sq ft, set on the 5th floor (with lift) of a well-maintained modern development on Ann Street, N1. Offering one of the largest layouts available within the development, this impressive home combines generous proportions with contemporary turnkey living.

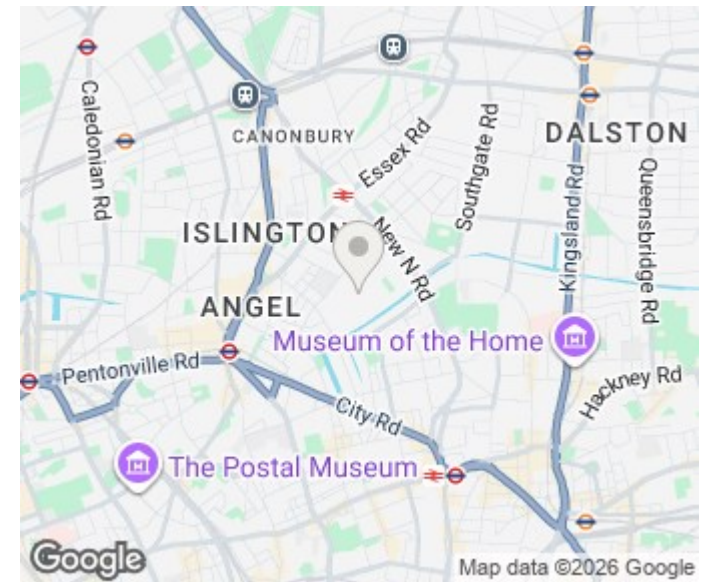
The apartment features a bright and expansive open-plan reception and kitchen area, creating an ideal space for both relaxing and entertaining. Large windows allow natural light to fill the space, while doors lead directly onto a substantial private balcony, providing an excellent outdoor area for dining, entertaining or enjoying the surrounding outlook.

Hemmingfords



FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 974 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 974 SQ FT / 90 SQM	Ann Street
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	date 06/03/26
	photoplan



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

Hemmingfords Sales
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords