





ANN STREET, N1

2 BED APARTMENT ANGEL

£875,000

LEASEHOLD

A spacious and well-presented two double bedroom, two bathroom apartment extending to approximately 890 sq ft, positioned on the second floor of a well-maintained development on Ann Street, N1. Offered in good condition throughout, the property benefits from a private balcony, an exceptionally long 900+ year lease and a low service charge.

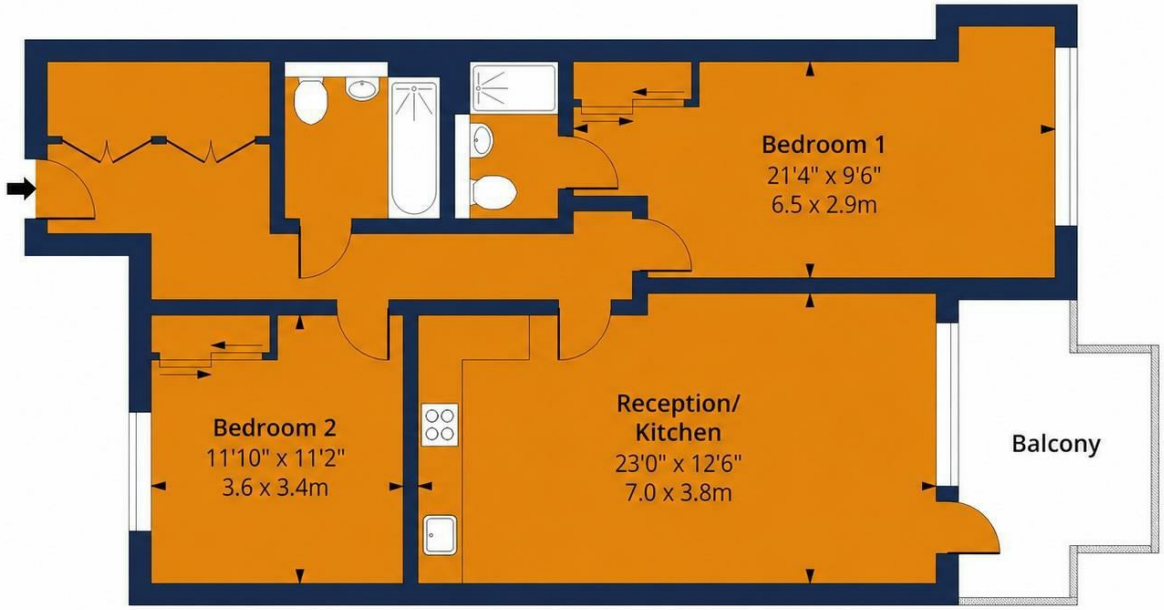
The heart of the apartment is the impressive 23 ft open-plan kitchen and reception room, providing generous space for both dining and relaxing. The contemporary fitted kitchen is neatly incorporated into the living area, while direct access leads onto a private balcony of approximately 95 sq ft, creating an excellent extension of the entertaining space.

Both bedrooms are particularly well proportioned. The principal bedroom extends to approximately 21'4" in length and benefits from excellent built-in storage

Hemmingfords

Ann Street, N1

Approx. Gross Internal Area 890 Sq Ft - 82.68 Sq M
Approx. Gross Balcony Area 95 Sq Ft - 8.83 Sq M



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Second Floor

Floor Area 890 Sq Ft - 82.68 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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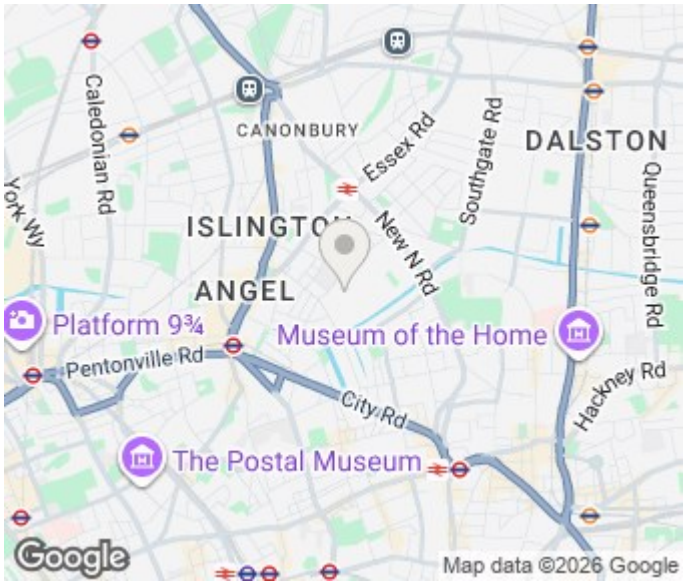

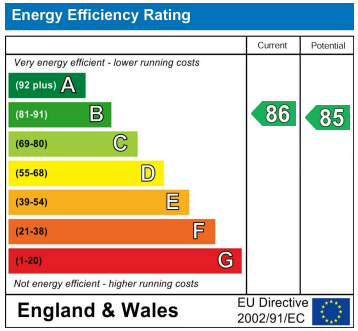

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

Hemmingfords Sales
34 Upper Street
London
N1 0PN

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

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