





ST JOHN STREET, ANGEL, EC1V

1 BED APARTMENT

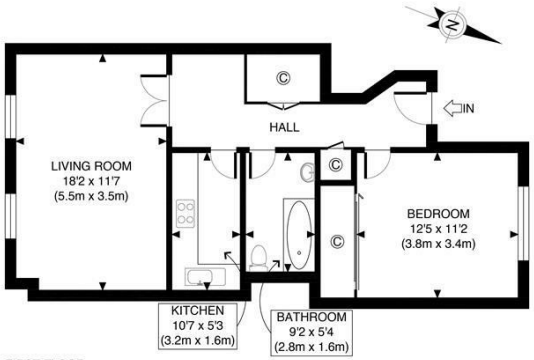
£500,000

LEASEHOLD

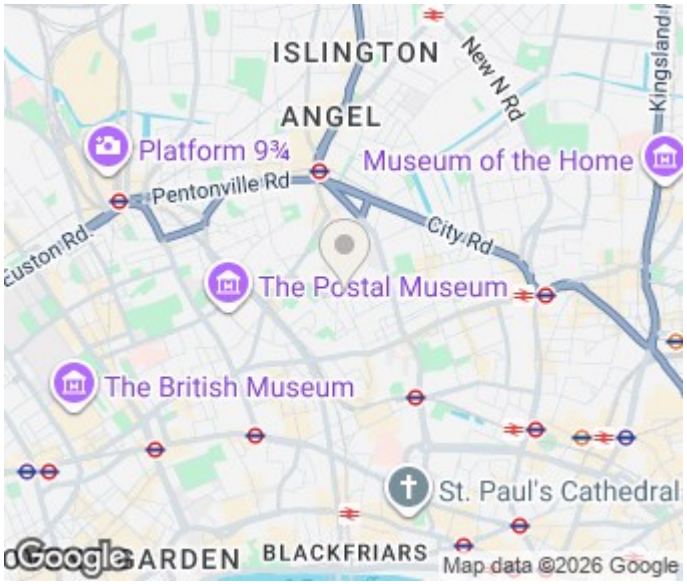
A spacious (622sq foot) and bright first floor one bedroom apartment located moments away from Angel and close to amenities and the City and benefiting from large communal gardens. The property comprises; a hallway leading on to a spacious and light-filled living room which benefits from two large sash windows; separate modern kitchen with built-in appliances; large double bedroom with built-in storage located to the back of the property; modern bathroom with bath and overhead shower.

The property further benefits from 24 hour concierge and well maintained communal gardens. Located a short walk away from Angel, the property benefits from both the amenities of Angel and Clerkenwell. St John Street is supremely well positioned for access to a plethora of amenities including Sadlers Wells Theatre, the gardens of Myddelton Square, the renowned eateries and bars of Exmouth Market, Upper Street and Camden Passage. The City & the West End are both within walking distance. The nearest public transport links are Angel (Northern Line), Farringdon Station (London Underground Circle Line, Hammersmith & City Line and Metropolitan Line and National Rail services). Providing easy access into the city this property is a commuters dream.

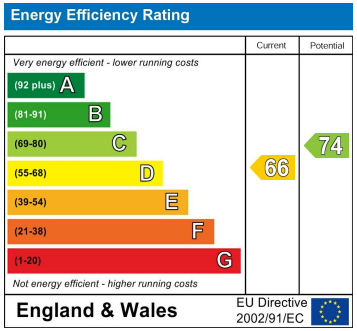
Hemmingfords



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 622 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 622 SQ FT / 58 SQM	St John 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 25/04/24
	photoplan



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