



## 3 ANN STREET LONDON, N1 7FF

£895,000  
LEASEHOLD

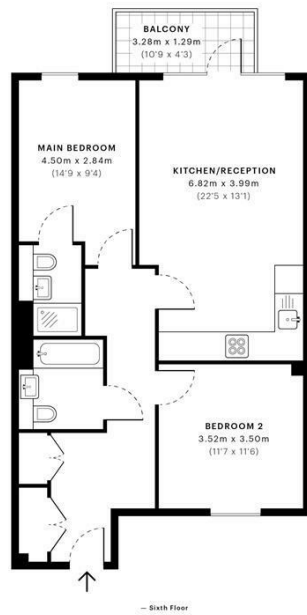
A beautifully presented, modern two double bedroom apartment situated on the 6th floor (top floor) of this impressive development which was completed in 2018. The apartment comprises; spacious open-plan reception room with floor to ceiling windows and a private balcony with views over the city's skyscrapers, two double bedroom with fitted wardrobes and two bathrooms (one en-suite)

Ann Street affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Camden Passage, Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City, with the transport hub that is Kings Cross/ St Pancras International just 1 stop on the Underground, providing superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal. The 'Square Mile' of the City is within easy reach by bike or by foot.

**Hemmingfords**

Ann Street, N1  
CAPTURE DATE: 23/03/2023 LASER SCAN POINTS: 99,328,369

GROSS INTERNAL AREA  
74.66 sqm / 803.63 sqft



spec verified floor plans are produced in accordance with:  
 RICS Professional Statement: Surveying for the Real Estate Market (RICS, 2017)  
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SPEC ID: 544190349834163058775547



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
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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