



## ANGEL HOUSE, PENTONVILLE ROAD, N1

### 0 BED STUDIO

£2,000 PCM

\*SHORT LET 3 MONTHS INCLUDES ALL BILLS\* Fantastic studio flat located in the heart of Angel, Islington.

The property comprises a large lounge/bedroom area, separate fully fitted luxury kitchen with modern appliances and fully tiled bathroom.

Pentonville Road is ideally situated moments away from Angel underground Station and close to all the local amenities of London's Upper Street.

# Hemmingfords

Angel House, N1  
CAPTURE DATE: 07/09/2021 LASER SCAN POINTS: 995,836

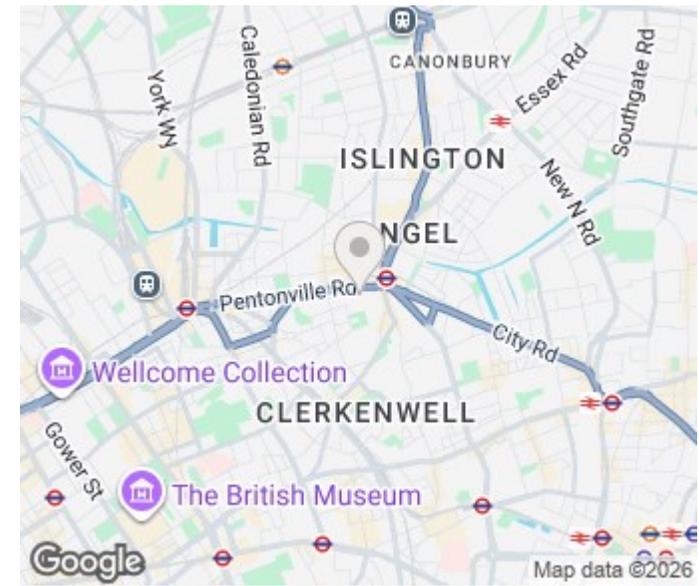
GROSS INTERNAL AREA  
34.08 sqm / 366.83 sqft



— Fourth Floor

<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 34.08 sqm / 366.83 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes swimming pools, covered terraces 31.95 sqm / 343.91 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.8m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan. IPMS RESIDENTIAL: 33.32 sqm / 358.65 sqft IPMS COMMERCIAL: 31.59 sqm / 344.34 sqft spec id: 610543499955a0d6d0473d6e



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