



Prebend Street, London

NI



Beyond your expectations



# A highly desirable 1 bedroom apartment with balcony EPC:C

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Smart modern development | bedroom | bathroom | open plan living room | balcony | modern fitted kitchen | prime location | service charge is £107pcm and ground rent is £150pa

**Asking Price £520,000 Leasehold**

## Description

This beautiful one bedroom apartment sits within a fantastic development moments from Angel and Upper Street.

The apartment is located on the second floor and has a bright open plan living area with floor to ceiling windows and doors leading to a balcony. There is a smart modern kitchen with AEG appliances and a dining area. Furthermore, there is a well proportioned bedroom with built-in wardrobes, and a clean, modern bathroom with ample storage. The apartment benefits from oak hardwood flooring and is beautifully presented.

## Location

Situated in a prime location being in close proximity of the vast array of shops, restaurants and transport links of Angel, Upper Street and Old Street.

Essex Road (National rail) 0.3 mi

Angel (Northern line) 0.5 mi

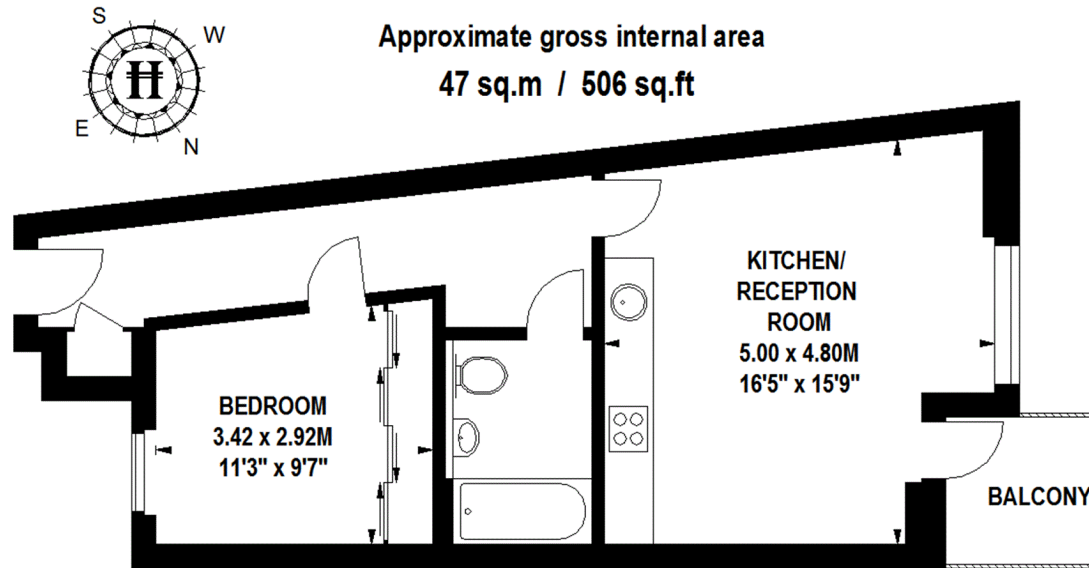
Highbury & Islington (Overground, Victoria line & National Rail) 0.8 mi



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Prebend Street, N1

Approximate gross internal area  
47 sq.m / 506 sq.ft



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons international / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

