



DANBURY STREET, ANGEL, N1  
OIEO £500,000 LEASEHOLD

## A WONDERFUL ONE BEDROOM PERIOD FLAT PERFECTLY POSITIONED IN THE HEART OF ANGEL.

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## DESCRIPTION:

A delightful one bedroom flat situated in the heart of Angel. Spanning 639sqft across the lower ground level of this handsome period building, the property is in fantastic condition and boasts well-proportioned rooms throughout. On entering the flat through your own front door, there is a larger than average master bedroom which is flooded in natural light. The family bathroom is found to the rear of the flat, alongside the semi-open plan reception room and kitchen area that makes the perfect entertaining space. The property further benefits from a large storage room, its own private entrance and is offered to the market chain free.

Whilst being located amongst some of Islington's most desirable streets, the flat is also perfectly set for a variety of fantastic restaurants, shops and bars. The nearest underground links are found at Angel station on the Northern line whilst Highbury and Islington is also within easy reach. A variety of bus routes offer effortless access to the City and West End.

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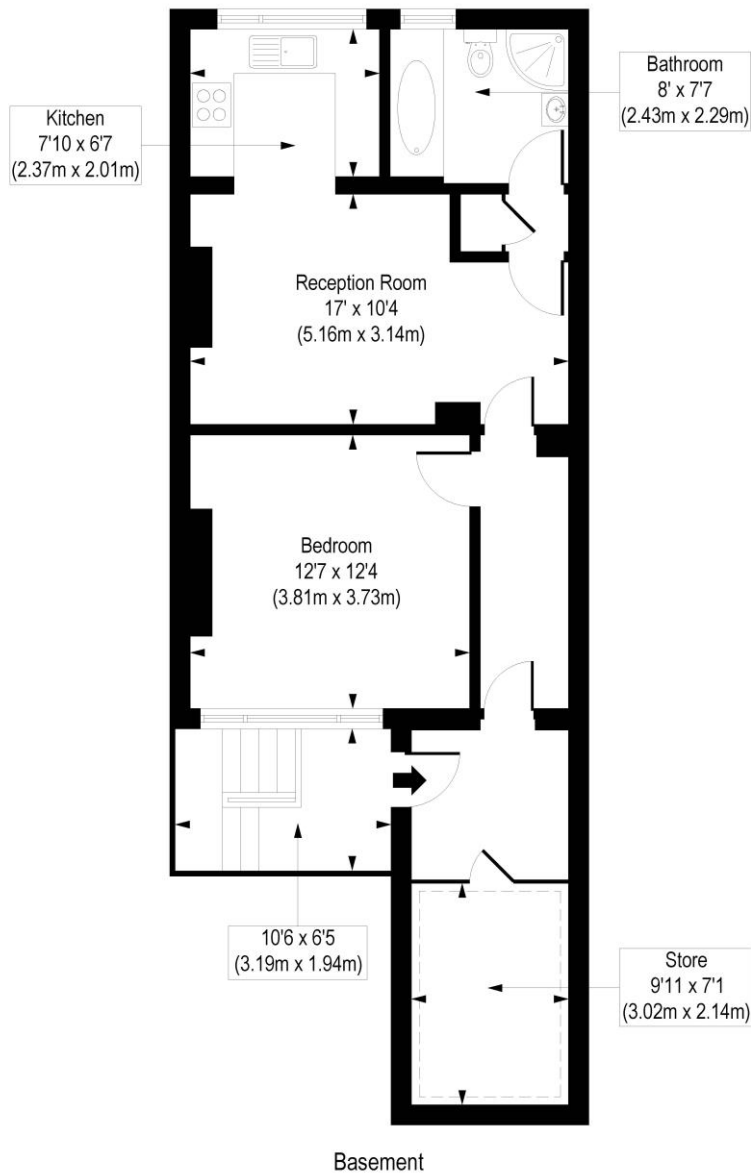




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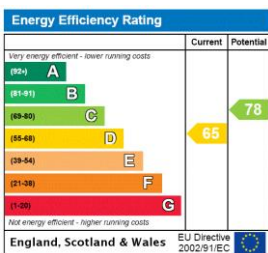
# Danbury Street, N1

Approx. Gross Internal Floor Area 639 sq. ft / 59.41 sq. m (Including Store)  
 Approx. Gross Internal Floor Area 569 sq. ft / 52.84 sq. m (Excluding Store)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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