



PENTON STREET, LONDON, N1
OIEO £1,100,000 LEASEHOLD

A BEAUTIFULLY PRESENTED THREE BEDROOM FLAT IN ANGEL, N1

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DESCRIPTION:

Winkworth are delighted to present this stunning three bedroom property in Islington, N1. Spanning 1017sqft the flat is positioned on the upper floors and accessed via your own front door. It benefits from an abundance of natural light and is in fantastic condition throughout. Set across the first floor is a separate kitchen that includes integrated appliances. The reception room has wonderful period features including hardwood flooring, a fireplace and sash windows which leads out to wonderful, private West-facing terrace. One double bedroom is located on the second floor, alongside a contemporary-style style bathroom and smaller third bedroom which can also be utilized as the perfect office space for those working from home. The master bedroom is set across the top floor is tastefully decorated and also includes a beautiful fireplace.

Penton Street is ideally located for an array of local cafes, restaurants and shops on Upper Street as well as being within easy reach of Regents Canal and Granary Square at Kings Cross. Transport links are some of the best around with Angel station offering the closest underground links on the Northern line whilst further links across London are facilitated from Kings Cross which is a short walk away.

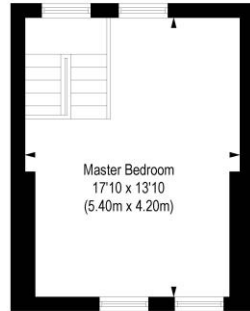
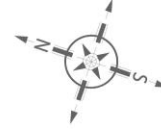
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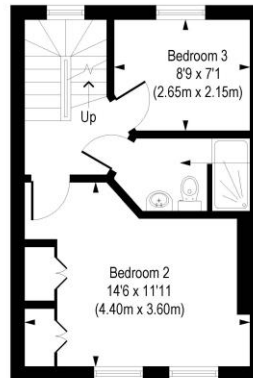
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Penton Street, N1

Approx. Gross Internal Floor Area 1017 sq. ft / 94.48 sq. m



Third Floor
Gross Internal
Floor Area 244 sq ft



Second Floor
Gross Internal
Floor Area 320 sq ft



Ground Floor
Gross Internal
Floor Area 128 sq ft



First Floor
Gross Internal
Floor Area 325 sq ft

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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