



Stunning Duplex in Prime Angel Location

OWEN STREET

CLERKENWELL, EC1V

Asking Price
£1,299,500

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

| | |
|----------------------------------|-------------------------------------|
| Guide Price £1,299,500 | Square Footage 1348 |
| Council Tax Band G | EPC E |
| Ground Rent £350 pa | Service Charge £10,500 pa |
| Tenure Leasehold | |

A stunning three bedroom duplex in Angel Southside, a secure gated development in a prime Angel location.

Measuring over 1300 square feet, this bright and beautiful property benefits from three separate terraces with far reaching views over the City and communal gardens.

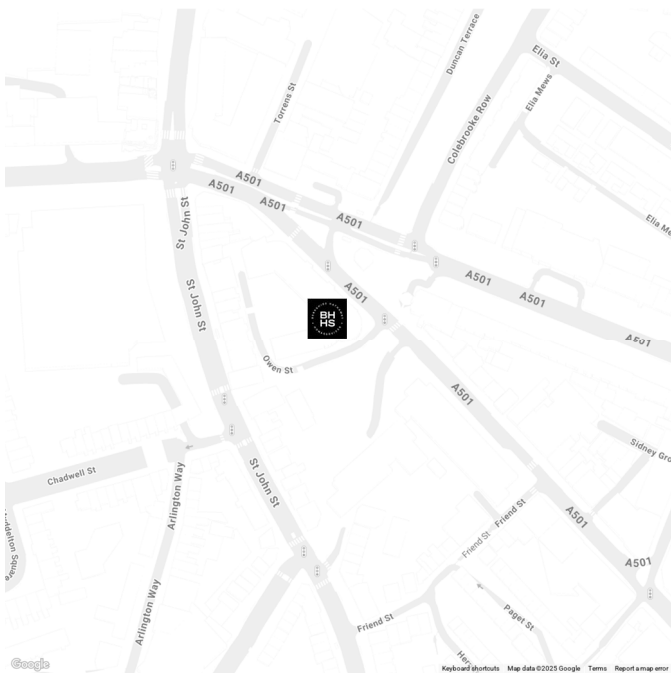
There is a 24 Hour Concierge on site and residents parking is available in a secure gated car park.

Angel Southside is located on Owen Street and is moments from Angel Station (Northern Line) and Islington Upper Street with its array of boutiques, bars, and restaurants.

FEATURES

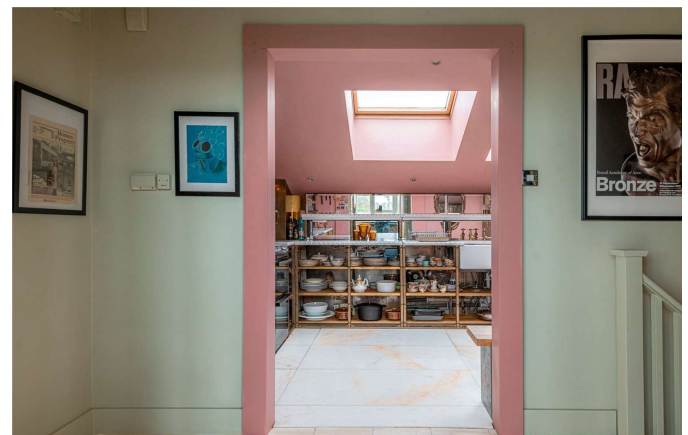
- Three Bedrooms
- One Reception Room
- Three Bathrooms
- Residents Parking
- Concierge/ Porter
- 24 Hour Security
- Balcony
- Communal Gardens

LOCATION



KINGS CROSS SALES
Unit 4,6 Pancras Square, N1C 4AG

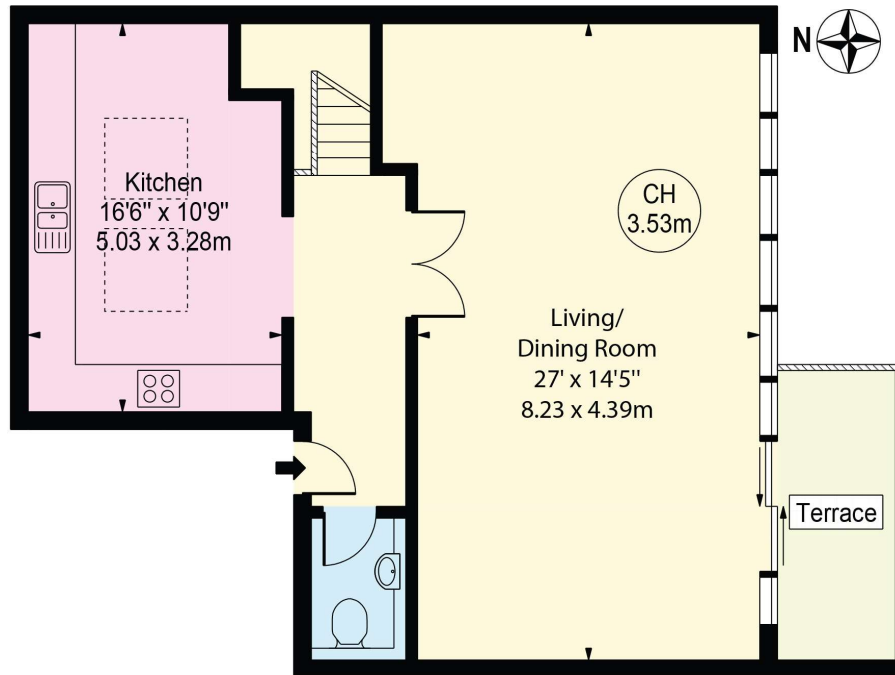
020 7467 2020
sales.kingscross@bhhs-london.com



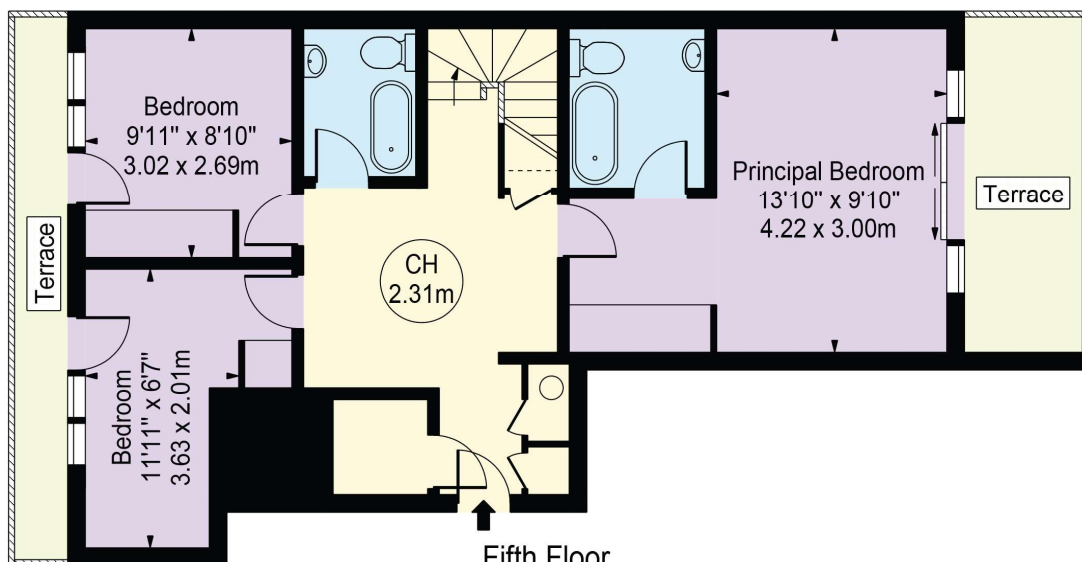
FLOORPLAN

Angel Southside

Approx. Gross Internal Area 1348 Sq Ft - 125.23 Sq M
Approx. External Area Of Terraces 184 Sq Ft - 17.09 Sq M



Sixth Floor
(711 Sq Ft - 66.05 Sq M)



Fifth Floor
(637 Sq Ft - 59.18 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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