



ISLINGTON PROPERTIES



## Danbury Street Angel, N1 £1,450,000 Freehold

Unique contemporary style house nestled in a private, secluded setting in the heart of Angel, close to Regent's canal. The house requires comprehensive updating, offers flexible accommodation over two floors and is currently configured as two bedrooms, two bathrooms, with through living space on two levels. There are added benefits of a separate storage/studio unit and a large garage on a 973 lease, with ground rent set at £50 per year.

- Unique property
- Centrally located
- Flexible accommodation
- Private garden
- Superb development potential
- Expansive living space
- Separate garage and outhouse
- Secluded setting
- Council Tax: Band F

### Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



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## Additional information

## Heating: Gas

## Electricity: Mains

## Water: Mains

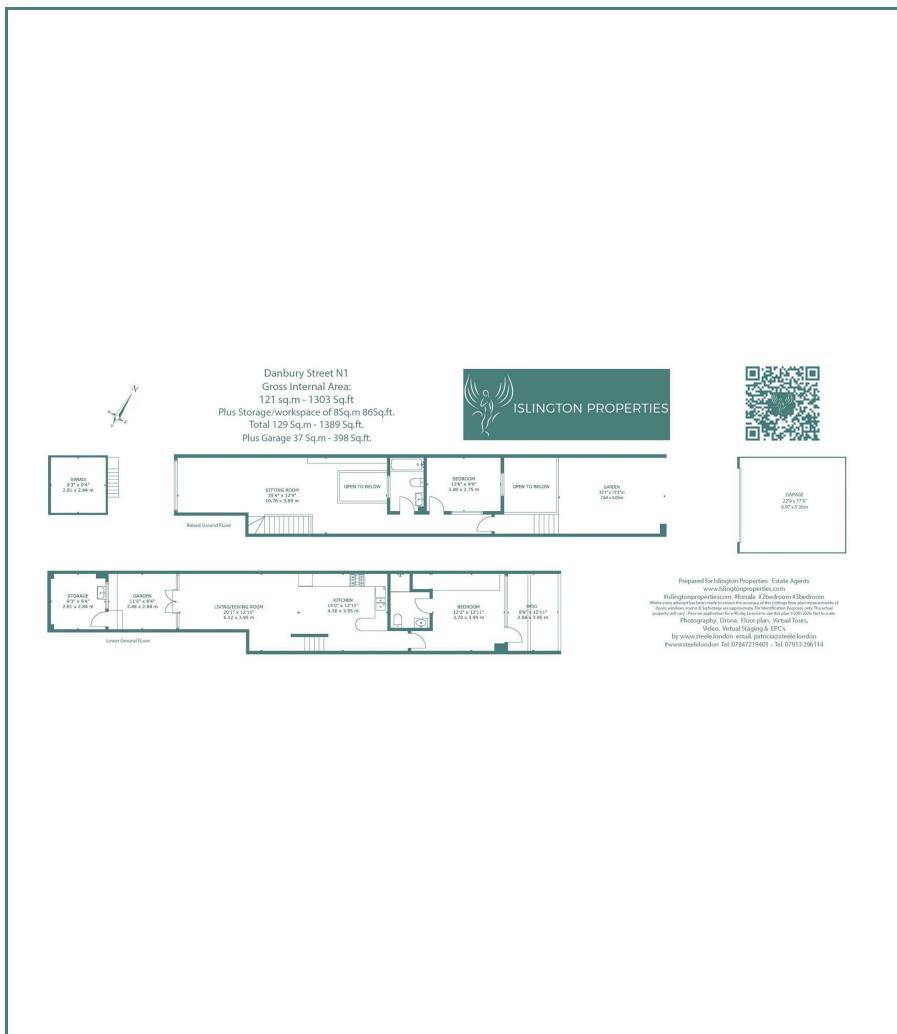
## Sewerage: Main Drain

Broadband: Likely speeds Standard, Superfast & Ultrafast (Ofcom)

Mobile Signal/Coverage: Likely good Indoor and outdoor coverage for EE, Three, O2 & Vodafone (Ofcom)

## Parking:

## Floor Plan

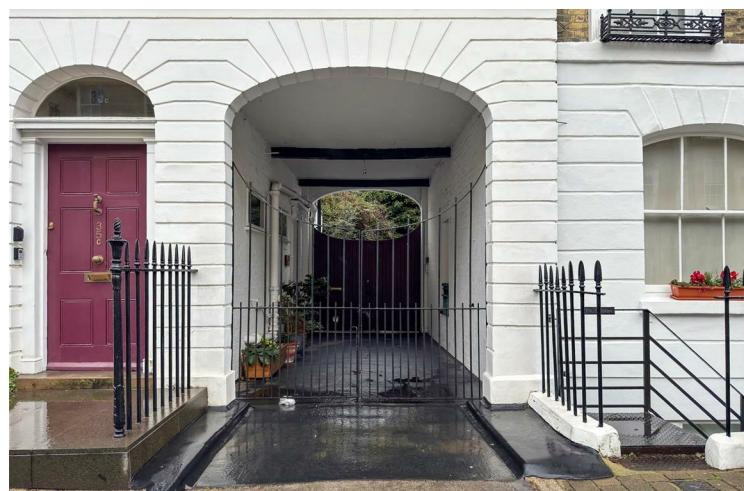
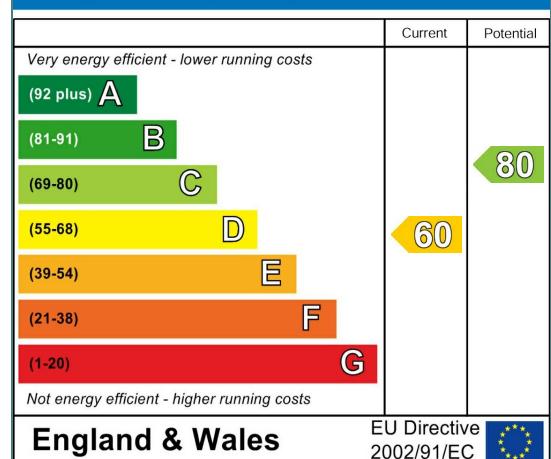


## Area Map



## Energy Efficiency Graph

## Energy Efficiency Rating



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