



The Arc, Prebend Street, Angel, N1

Guide Price: £425,000

Benham
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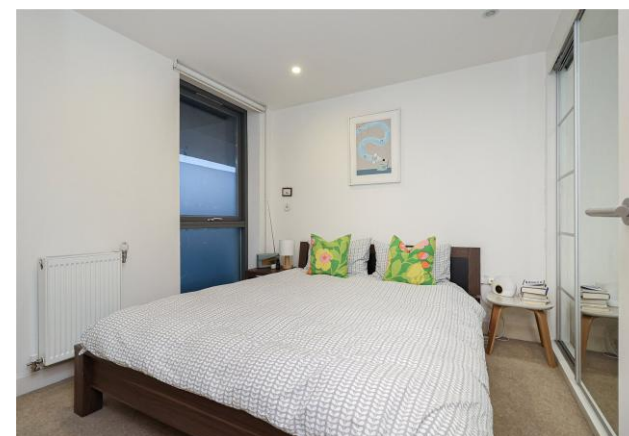
The Arc, Prebend Street, Angel, N1

 1 Bedroom  1 Bathroom  Leasehold

Situated in the heart of central Islington, this 470 square feet apartment, arranged over the third floor of a contemporary building, is conveniently located for the amenities of Upper Street, Angel and Islington Green.

The property is finished to a high-quality contemporary standard and is flooded with natural light. This apartment comprises a spacious reception room with an open-plan kitchen which leads to a private west-facing balcony, a large double bedroom and a contemporary bathroom suite. The property further benefits from being offered to the market chain free.

The flat is within easy reach of the boutiques, bars and restaurants of Upper Street. The closest tube can be found at Angel station (0.5 miles), whilst Old Street (0.8 miles) and Essex Road (0.4 miles) overground are also within easy reach. Numerous bus routes provide easy access to the City and West End, and international travel is made easy from King's Cross St. Pancras.



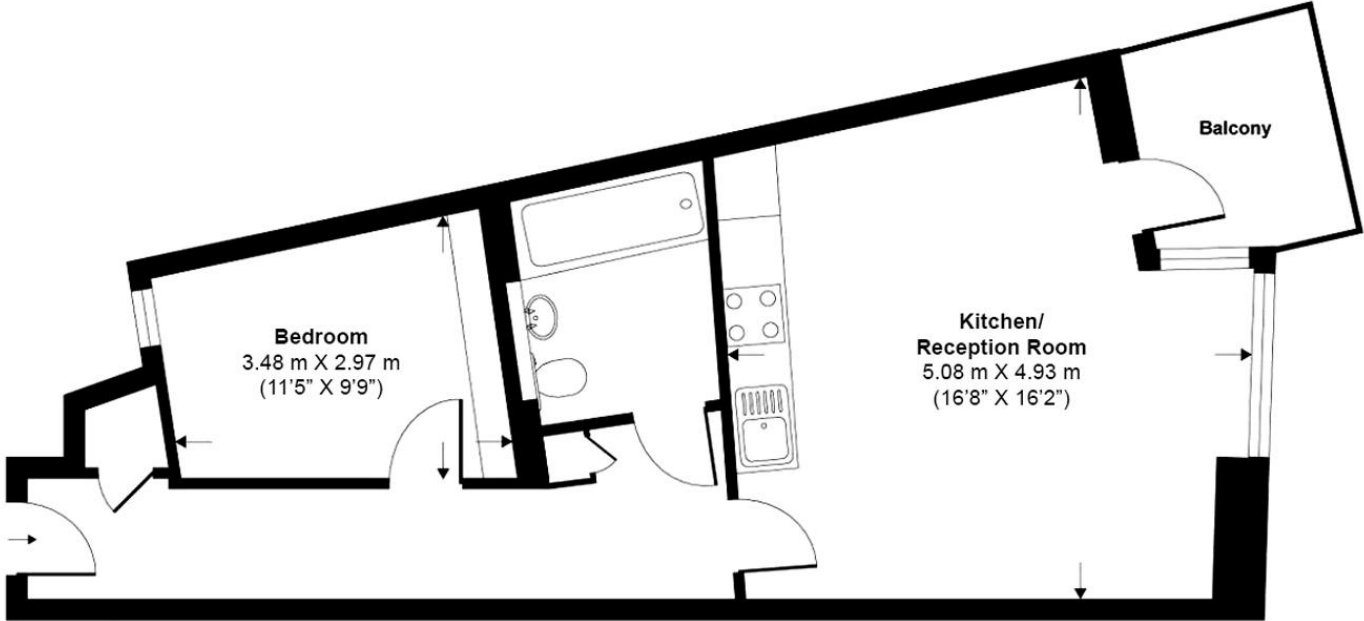


Property Features:

- One bedroom
- One bathroom
- Third floor
- Private Balcony
- Moments From Upper Street & Angel Underground
- No Onward Chain



3rd Floor
Total Gross Internal Area
 43.6 Sq/m - 470 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£425,000
Tenure:	Leasehold Expires 23/06/2160 Approximately 134 Years Remaining
Ground Rent:	£150.00 (per annum) For the year 2026
Service Charge:	£2,476.00 (per annum) 01/04/2025 - 31/03/2026
Anticipated Rent:	£2,500.00 pcm Approx. 6.8% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230250

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