



New River Head, Rosebery Avenue, Angel, EC1R

Asking Price: £690,000

Benham
& Reeves

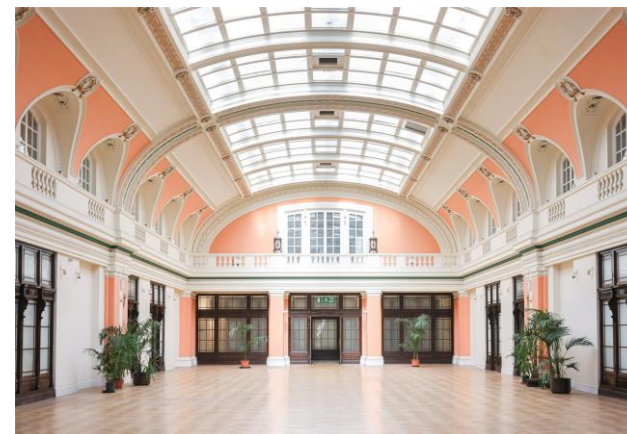
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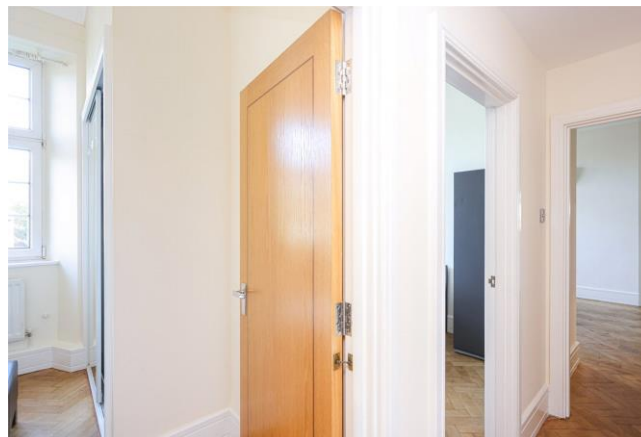
 2 Bedroom (s)  1 Bathroom  Leasehold

Once home to the Metropolitan Water Board, this striking Grade II-listed building dates back to the early 20th century, with elements dating back to as far as 1693. Behind its grand 3-metre-high entrance doors lies a stunning atrium and 24-hour concierge service.

The apartment itself features two well-proportioned double bedrooms, a bright living and dining area, a modern three-piece bathroom, and a fully equipped separate kitchen. Additional benefits include secure, gated parking and access to excellent on-site amenities, including a gym, communal gardens, and the impressive Oak Room, available for private functions.

Ideally situated for access to Angel, King's Cross, and Farringdon stations, the property is perfectly placed for commuting across London and beyond. You're also moments from the vibrant scenes of Upper Street, Exmouth Market, and St John Street, offering a rich variety of dining, shopping, and entertainment options. A rare opportunity to own a piece of London's architectural history in a prime central location.

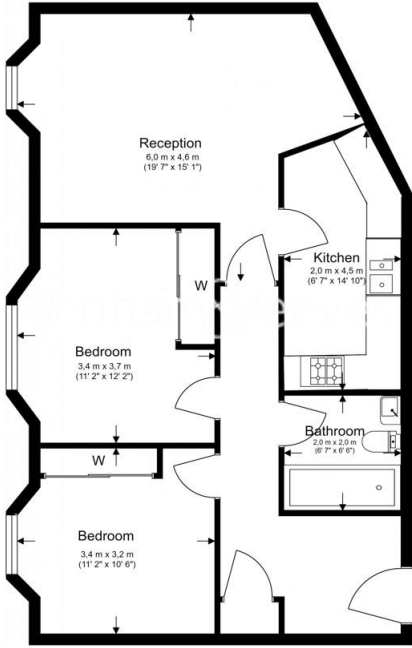




Property Features:

- Two Bedrooms
- One Bathroom
- Prestigious and Historical Development
- Grade II Listed
- Private Parking
- Communal Gardens
- Gymnasium
- Concierge

2nd Floor
 Total Gross Internal Area
 65.9 Sq/m - 709 Sq/ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£690,000
Tenure:	Leasehold Expires 01/01/2995 Approximately 969 Years Remaining
Ground Rent:	£50.00 (per annum) For the year 2026
Service Charge:	£8,179.24 (per annum) Approx. for the year 2026
Anticipated Rent:	£3,100.00 pcm Approx. 5.4% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH220151

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