



Superb modern two bedroom apartment.

Owen Street, London, EC1V

Guide Price £850,000 Leasehold (Lease Expiry October 2129)



- **Two bedrooms • Two bathrooms • Reception room**
- Generous two bedroom apartment • Dual aspect lounge
- Approximately 892 square • Ample fitted storage
- Offered chain free

About this property

A deceptively spacious two bedroom apartment on a side turning close to Angel.

Positioned on the first floor of this well presented modern block, the apartment is approximately 892 square feet and is situated on the corner of building which encourages plenty of natural light.

There are two double bedrooms, two bathrooms and separate modern kitchen. The lounge has a dual aspect with four sash windows.

Local Information

Owen Street is a side turning which lies between Goswell Road and St John Street.

Angel Tube Station is approximately 260 yards and Farringdon Tube and Kings Cross are approximately 0.7 miles and 0.8 miles (Source: streetcheck.co.uk).

A perfect position to enjoy the local shops and restaurants in Upper Street and Clerkenwell and for east access to all corners of the Capital.

Tenure - Leasehold (Lease Expiry October 2129)

Local Authority - Islington, London

Council Tax - Band = F

Ground Rent - £250 per annum (Due to increase by £75 in 2029 for 25 years)

Service Charge - £6,000 per annum (Reviewed annually in December)

Energy Performance - EPC Rating = C

Viewing - All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Office.
Telephone: +44 (0) 207 253 2533.





Owen Street, London, EC1V
Gross Internal Area 892 sq ft, 82.9 m²

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Owen Street, EC1V
Approximate Gross Internal Area = 892 sq ft / 82.87 sqm



First Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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