



A stunning two bedroom property with water facing balcony

**Graham Street, London, N1**

£900,000 Leasehold



Reception • Kitchen • 2 Bedrooms • En suite bathroom • Shower room • Concierge • Gated communal gardens • Water facing balcony • Underground parking • Located near to excellent transport links

### Local Information

Angel Waterside is located between Graham Street and the City Road Canal basin. It is within easy reach of Angel and Old Street stations along with the wonderful amenities of Upper Street and Shoreditch.

### About this property

The apartment consists of a generous sized, bright and open plan kitchen/reception room, 2 large double bedrooms with fitted wardrobes, two renovated bathrooms and a stunning balcony overlooking the basin. The development has a concierge, and a beautifully maintained residents garden which meets the peaceful City Road Canal Basin. The property is offered with an underground street parking.

### Tenure

Leasehold

### Local Authority

Islington

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

Telephone: +44 (0) 207 226 1313.

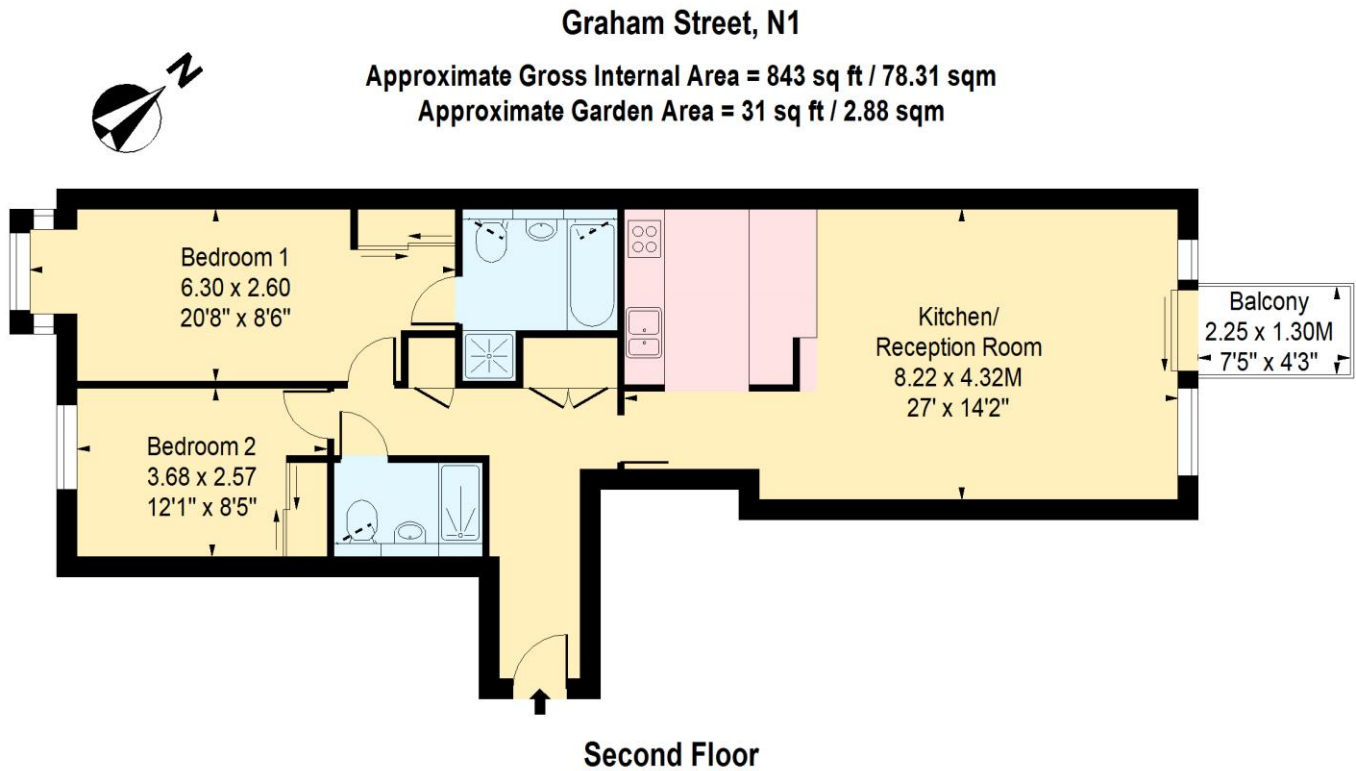







Graham Street, London, N1  
Gross Internal Area 843 sq ft, 78.3 m²

**Dan Fox**  
Islington  
**+44 (0) 207 226 1313**  
dan.fox@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210324EMNO

