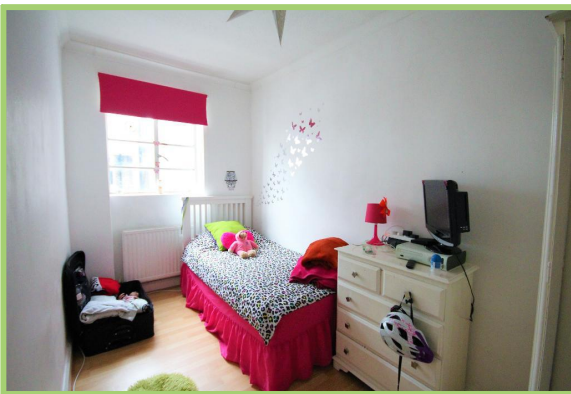


**Angel House, 20-30 Pentonville Road, Angel**  
**2 Bedroom Flat**

**Price: Guide Price £485,000**



- ✓ Two Double Bedrooms
- ✓ Minutes To Angel Tube Station

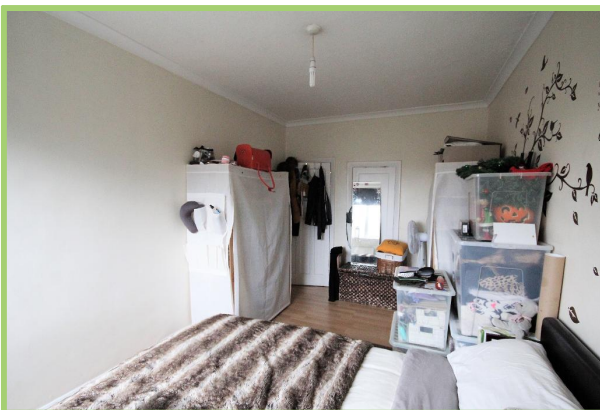
- ✓ Large Reception Room
- ✓ Sold Chain Free

## Angel House, 20-30 Pentonville Road, Angel

A bright and spacious two bedroom purpose built apartment situated enviably located right next to Angel Tube station, a stone's throw from trendy Upper Street in the sought after Angel House 1930's factory conversion building..

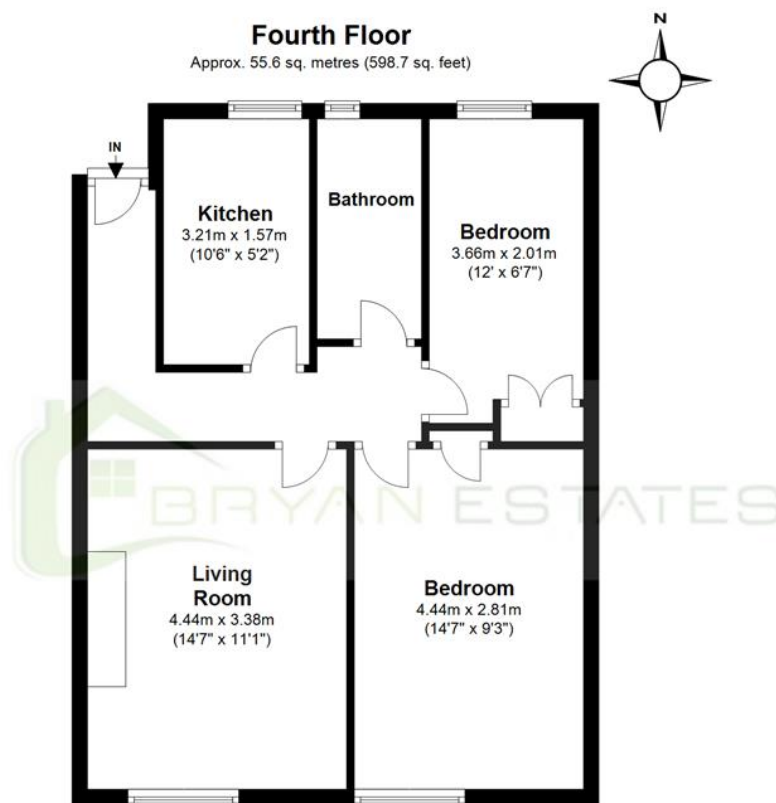
The property comprises: 14" reception room, fitted kitchen, two bedrooms, bathroom and built in storage.

The property is ideally located on Pentonville Road moments from the vibrant restaurants, coffee houses and bars of Upper Street, this property is also within easy reach of Angel Underground Station and a wide selection of bus routes. The property in close proximity to Chapel Market and excellent super markets including Waitrose, Sainsbury, Tesco and M&S food hall.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Energy Performance Rating

