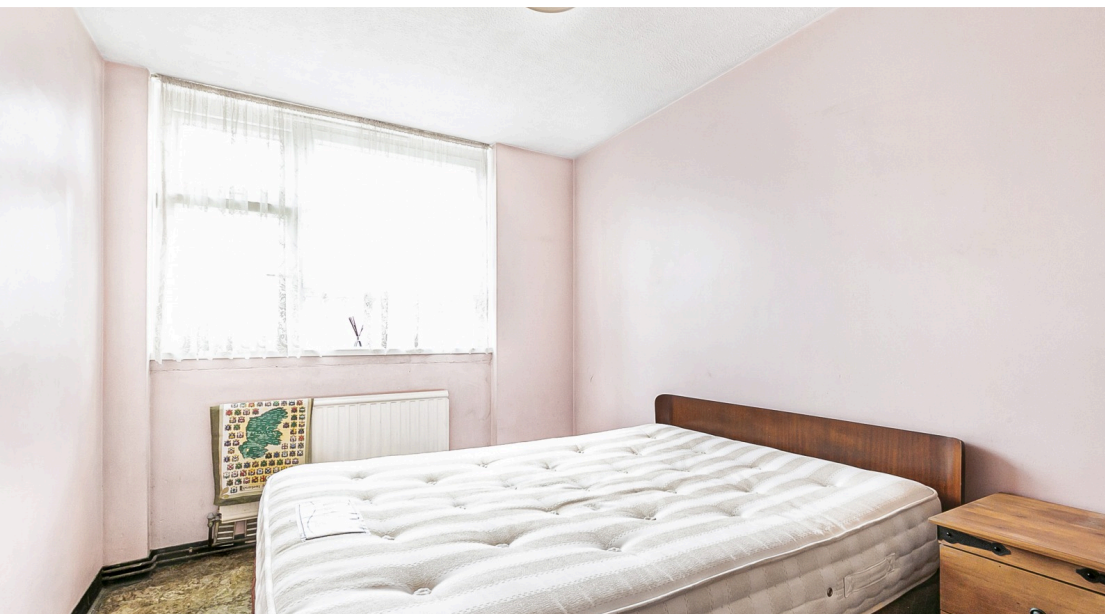




 **3**
Bedrooms

 **1**
Bathroom



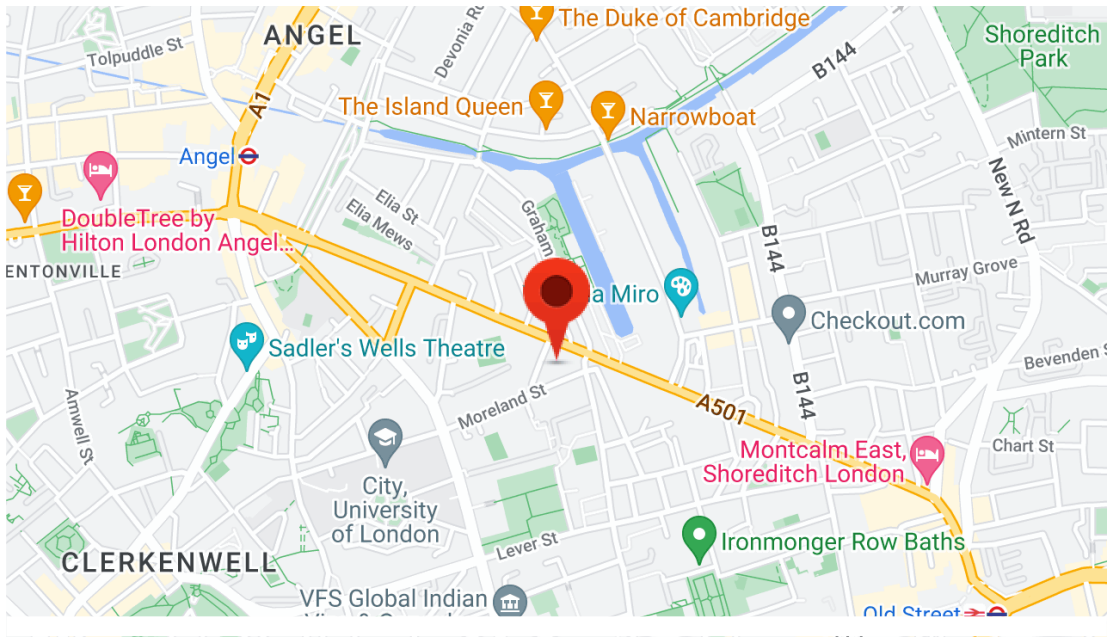
Description

This three double bedroom purpose built flat is a great first time purchase or perhaps a rental investment. Situated on the third floor, 991 sqft of internal living space, the property offers three large double bedrooms, a separate living room, fully fitted kitchen, shower room and W/C.

The local area offers an excellent selection of amenities as the shops, bars and restaurants of Clerkenwell, Islington and the City are within close proximity. The nearest public transport links are Angel Station.

Features

- Three Bedrooms
- Third Floor
- Large Kitchen/Diner
- Sizeable reception room
- Ample storage throughout the flat
- Walking distance to Old Street and Angel Underground Stations



This floor plan shows a 3-bedroom house with a central hallway. The layout includes:

- Kitchen:** 12'1" x 11'8" (3.69 x 3.55m). Features a stove, sink, and refrigerator.
- Living Room:** 15'11" x 11'11" (4.85 x 3.64m).
- Bedroom 1:** 16'0" x 8'11" (4.88 x 2.72m).
- Bedroom 2:** 12'11" x 8'5" (3.93 x 2.56m).
- Bedroom 3:** 12'9" x 8'8" (3.88 x 2.65m).
- Bathroom:** Located near the kitchen, containing a bathtub, toilet, and sink.
- Hallway:** A central purple-shaded hallway with three closets labeled "St".

Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

