



Goswell Road, London, EC1V

This spacious one bedroom corner apartment is located on the fourth floor (top) of this modern purpose built block.

The South Easterly facing view is the first thing you notice when you open the front door, with floor to ceiling windows spanning the entire corner shaped lounge, which comes off an inviting entrance hall.

The L shaped lounge leads directly to a generous roof terrace with further impressive views, stepping back from the terrace you'll find a fully integrated kitchen (including dishwasher).

Back to the entrance hall is where you'll find access to the bedroom which is a double and has built in storage, additional storage can be found here too and then the entrance to the large smart bathroom suite, with a shower over bath.

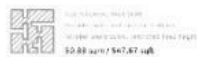
The property boasts underfloor heating and is set at the back of this block, shielding much of the road noise (Goswell Road) and the block is enviably located within moments of Angel tube station.

- One Bedroom
- Corner Apartment
- Private Roof Terrace
- Underfloor Heating
- Unfurnished
- Moments from Amenities

£2,750 POA



Fourth Floor



Specified floor plans are provided for information only.
Royal Institution of Chartered Surveyors Property Measurement Standard.
Measurements are taken to the internal face of the walls and are not intended to be used for legal purposes.
Due to the nature of the measurements, there may be slight variations between the measurements and the actual measurements taken on the ground.

Room area measurements are taken to the internal face of the walls and are not intended to be used for legal purposes.

Spec ID: 563b6ca792ce75a0ddc17a155

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

