



## 16 Cruden Street, London, N1 8NH

Asking Price: £1,550,000 Freehold

**2 Total Bedrooms | 1 Reception Room | 1 Bathroom**

Situated in this tranquil cul de sac in a most sought after area close to the Angel, an attractive 3 storey bowed window Edwardian house.

- 2 Total Bedrooms
- Terraced
- West facing Garden
- Georgian curved bowed windows
- Outstanding location, walking distance to Angel tube station and Upper street



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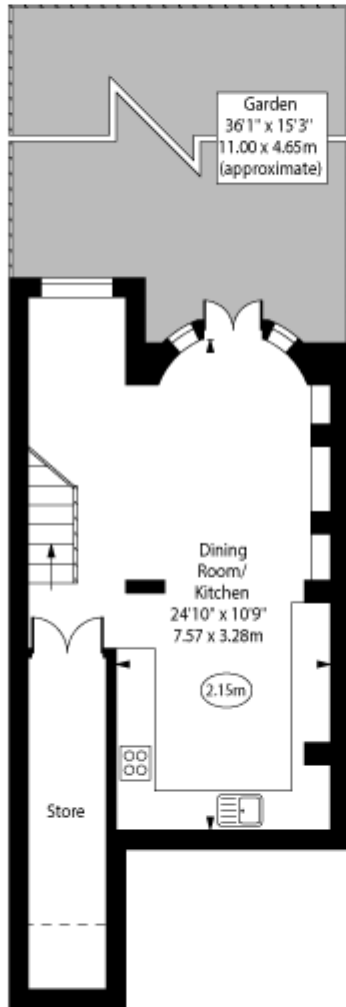
The property is laid out over three floors, comprising of a large kitchen diner, double through reception room, two bedrooms and a architecturally designed bathroom. The property is naturally light throughout, with one of the bigger west facing gardens, due to the property being situated on a curve towards the end of terrace. Beautiful period features throughout the dwelling have been kept in tact.



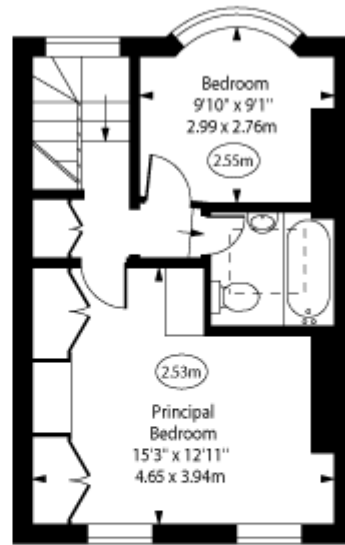
Cruden Street, N1



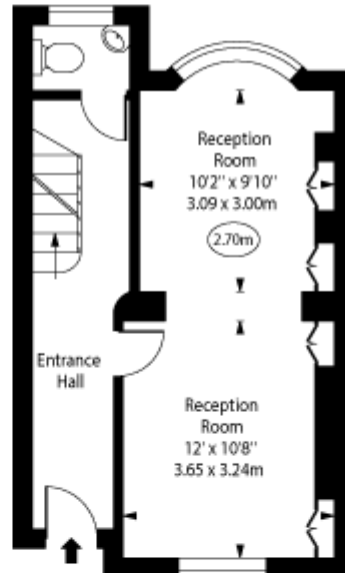
○ - Ceiling Height



Lower Ground Floor



First Floor



Ground Floor

Approx Gross Internal Area 1155 Sq Ft - 107.30 Sq M

For Illustration Purposes Only - Not To Scale  
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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

