



Owen Street EC1V

Leasehold

4 Bed 5 Bath

3792 sqft (approx)

Owen Street is an incredibly unique circular duplex penthouse which offers an expansive 3,800 sqft (approx) of interior space, complemented by a generous c.1,340 sqft wrap-around terrace with 360 degree views and direct line of sight to St Pauls.

Positioned on the top two floors (6th & 7th), and accessed via lift directly into the apartment, this impressive residence provides unparalleled privacy with a highlight being the living space and its impressive c.48ft diameter only then enhanced by double-height near 6m high ceilings.

- Unique, duplex penthouse
- 360 degree unrivalled views
- Wraparound private terrace
- Valid EWS1 certificate

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Absolute must haves for any penthouse include underfloor heating and centrally controlled AC, there is also infrastructure in-place for an external blind system operated by the GIRA domotica which adds to climate control inside, ensuring comfort in every season.

Further augmented by a mezzanine level, the second living space offers an additional elevated area for relaxation or entertainment and views across towards the City.

This upper floor comprises an expansive principal suite with custom-built walk-in wardrobes as well as luxury bathroom complete with twin sinks, feature rain-drop walk-in shower and large jacuzzi bath. Two other king size bedrooms are set out on the upper floor, also with their own walk-in closets and en-suite bathrooms, each with smaller jacuzzi baths plus their own fully tiled, walk-in glazed showers.

The fourth bedroom on the main floor benefits from an en-suite shower room too as well as a self-contained entrance if desired, perfect for ancillary uses such as guestroom, home office, au pair residence or convert it into a cinema room.

Triple glazing has been smartly built-in on the north and eastern side making for little to no traffic noise inside the apartment. Additionally, there is a guest WC for convenience on the main floor accessed off the entrance hallway.

The fully equipped kitchen with fitted Miele integrated appliances and a separate utility room provides practical and stylish amenities for everyday living. External Millbank terrace decking runs in perfect symmetry with the internal hard flooring providing clean design led lines, which adds to the refined aesthetic of the outdoor space.

Tenure: Leasehold

Lease Length: 98 years and 3 months

Service Charge: £25,000 per annum (approx.)

Ground Rent: £370 per annum (approx.)

Parking: Off Street Parking

Local Authority: Islington Council

Council Tax Band: H

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Centred around a large quiet, landscaped communal garden with mature planting, Angel Southside was built in 2001/2002 and consists of privately owned apartments and vast c.44,000 sqft Virgin Active health club located on the ground floor with a large swimming pool which residents can benefit from. The building benefits from a highly convenient 24/7 concierge at the front desk which is able to take in parcels and security is managed via CCTV on all corners as well as secure fencing that borders the property.

Key points regarding the building;

- The development has a valid EWS1 certificate
- The Management Company enjoys a healthy financial condition with the below refresh works being wholly funded from the reserve fund;
 - In September replacing lifts will commence
 - Once completed, renovation of the communal areas of the Lobby on the ground floor, first floor and the corridors to the various lifts will proceed

Parking is simple with two secure, designated car parking spaces included, and there is an option to acquire a third space separately.

Being situated a 2-minute walk from Angel Station (Northern Line) makes Owen Street is well connected and easily accessible. Upper Street & Exmouth Market are also within easy reach providing a truly excellent selection of local eateries, specialist coffee shops and a vast choice of superb street food stands.



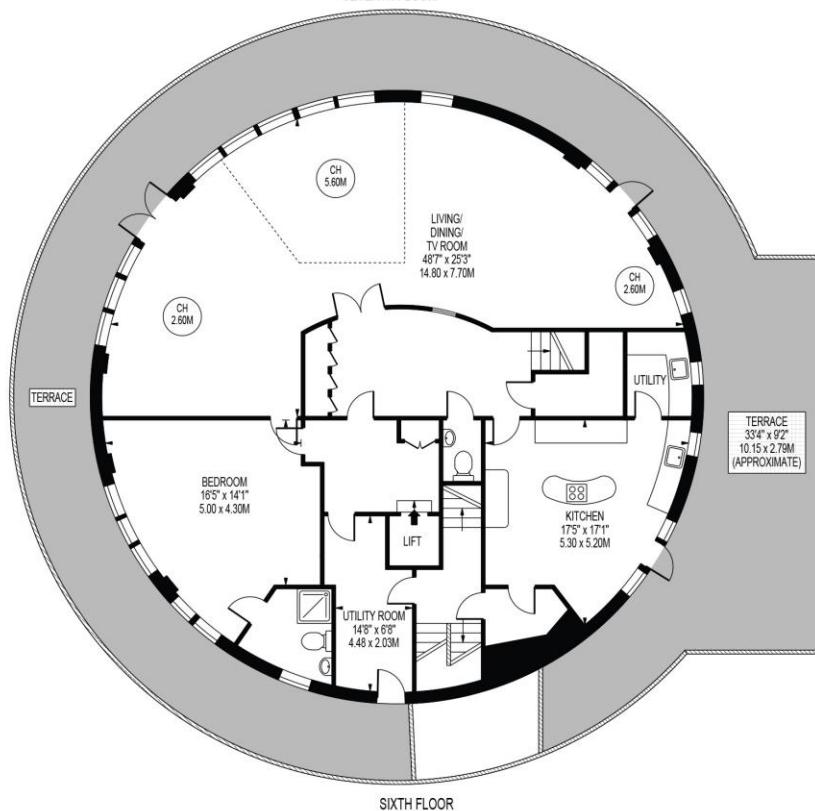
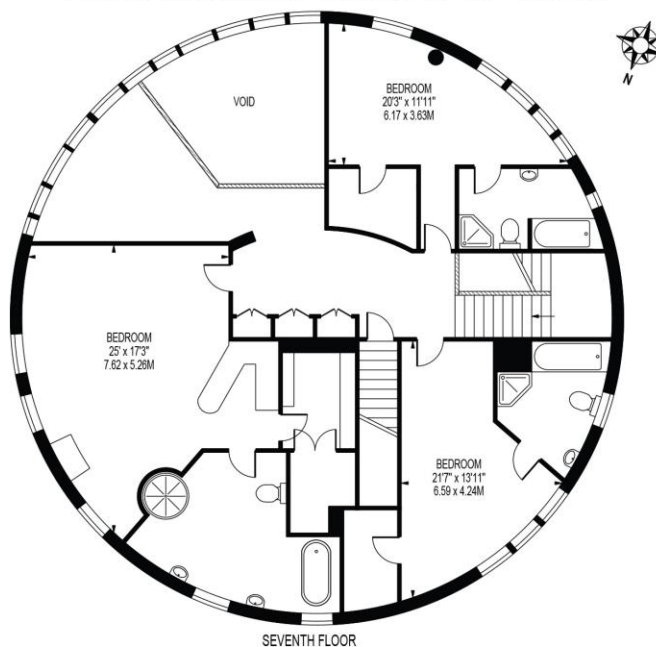
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ONE OWEN STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3792 SQ FT - 352.27 SQ M
(EXCLUDING LIFT & VOID)

APPROXIMATE EXTERNAL FLOOR AREA: 1340 SQ FT - 124.53 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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