



NORTHPOINT HOUSE, ESSEX ROAD, LONDON, N1
£325,000 LEASEHOLD

**A SUPERB MODERN ONE BEDROOM FLAT IN
ISLINGTON WITH PRIVATE PATIO.**

Islington | 0207 354 2480 | islington@winkworth.co.uk



DESCRIPTION:

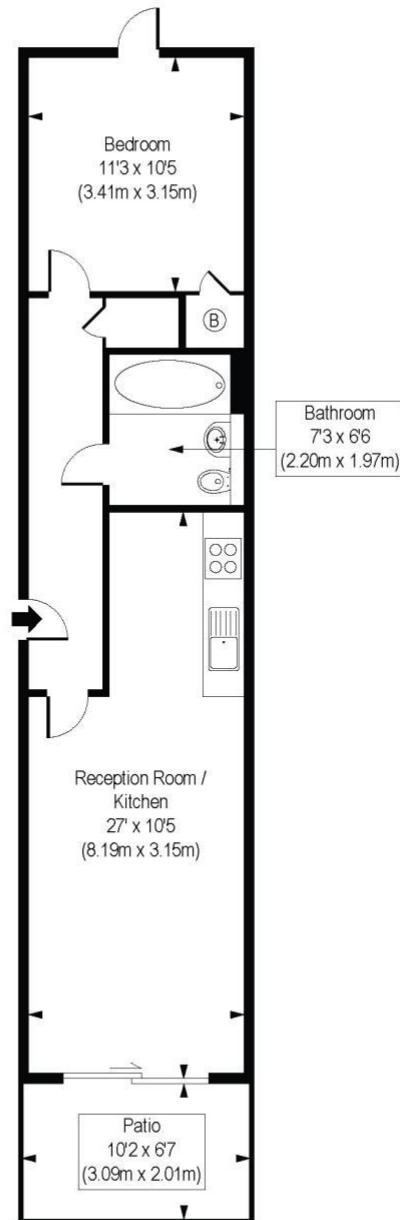
A stunning, one bedroom apartment positioned moments from a plethora of transport links and local amenities. The property comprises of a social, open-plan kitchen/reception room creating the perfect entertaining space, double bedroom leading out to private patio and modern bathroom. The building benefits from lift access, communal bike storage and is ideal for a couple.

Northpoint House is a small development which benefits from secure entry and is set on an exceptionally convenient location on Essex Road. The flat is within easy reach of the restaurants, bars and boutique shops on Upper Street as well as being just moments from a terrific selection of restaurants and independent shops, including the iconic De Beauvoir Deli on Southgate Road. Transport to the City and Canary Wharf is easily facilitated by the overground services from Essex Road and various bus routes along Southgate Road whilst the frequent buses on Essex Road provide easy access to the West End. Highbury and Islington station offers the closest underground service on the Victoria line whilst Angel station on the Northern line is also within easy reach. Kings Cross is only a couple of stops away and from here international links are facilitated from St Pancras.



Northpoint House, N1

Approx. Gross Internal Area 503 sq. ft / 46.70 sq. m



Lower Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 106 year and 5 months (Subject to change)

Service Charge: £2200 per annum (approx.)

Ground Rent: £ 300 Annually (Subject to review)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

<https://www.winkworth.co.uk/sale/property/ISL250275>