



NORTHPOINT HOUSE, ESSEX ROAD, LONDON, N1
£415,000 LEASEHOLD

**AN IMPRESSIVE ONE BEDROOM TOP FLOOR
 FLAT WITH PRIVATE BALCONY IN A MODERN
 DEVELOPMENT.**

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DESCRIPTION:

A bright and airy one bedroom flat with private outside balcony set across the fourth floor of a well-maintained purpose-built development only 0.4 miles to Canonbury Station. The property is well-proportioned with light filled rooms throughout and benefits from lift access. The accommodation comprises of a good-sized double bedroom complete with in built storage, bathroom and a wonderful open plan kitchen/living room flooded with natural light as it leads out to a west-facing private balcony. The development comes with well-maintained secure communal bike storage.

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 Station (0.5 miles away) 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 (0.8 miles away) offers the closest underground service on the Victoria line whilst Angel station (1.2 miles away) on the Northern line is also straight down the road. Kings Cross is only a couple of stops away and from here with international links facilitated from St Pancras.

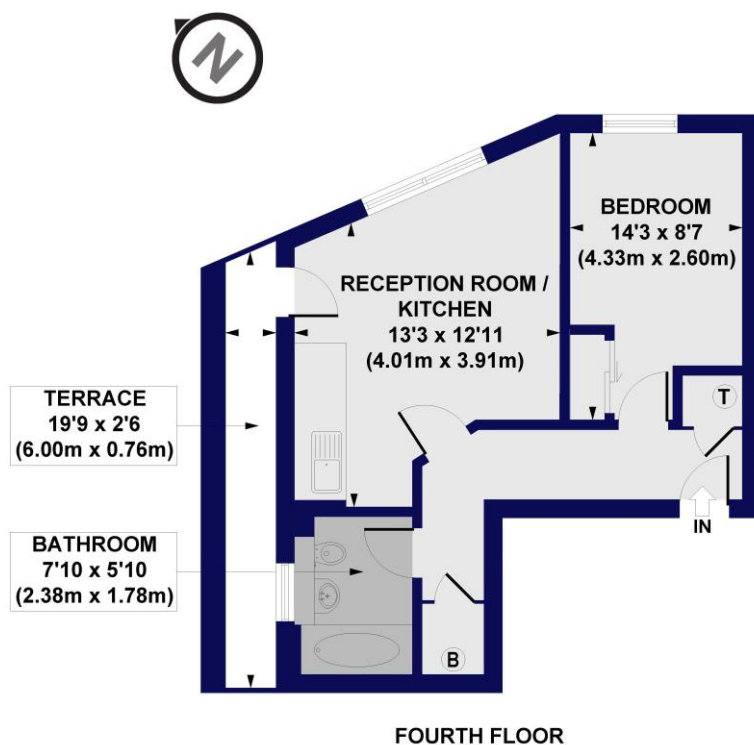
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Northpoint House, Essex Road, N1
Approx. Gross Internal Floor Area 446 sq. ft / 41.46 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

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

<https://www.winkworth.co.uk/sale/property/ISL250389>

Tenure: Leasehold

Term: 107 year and 10 months

Service Charge: £2400 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: D

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.

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