



NORTHPOINT HOUSE, 400 ESSEX ROAD, LONDON, N1
£395,000 LEASEHOLD

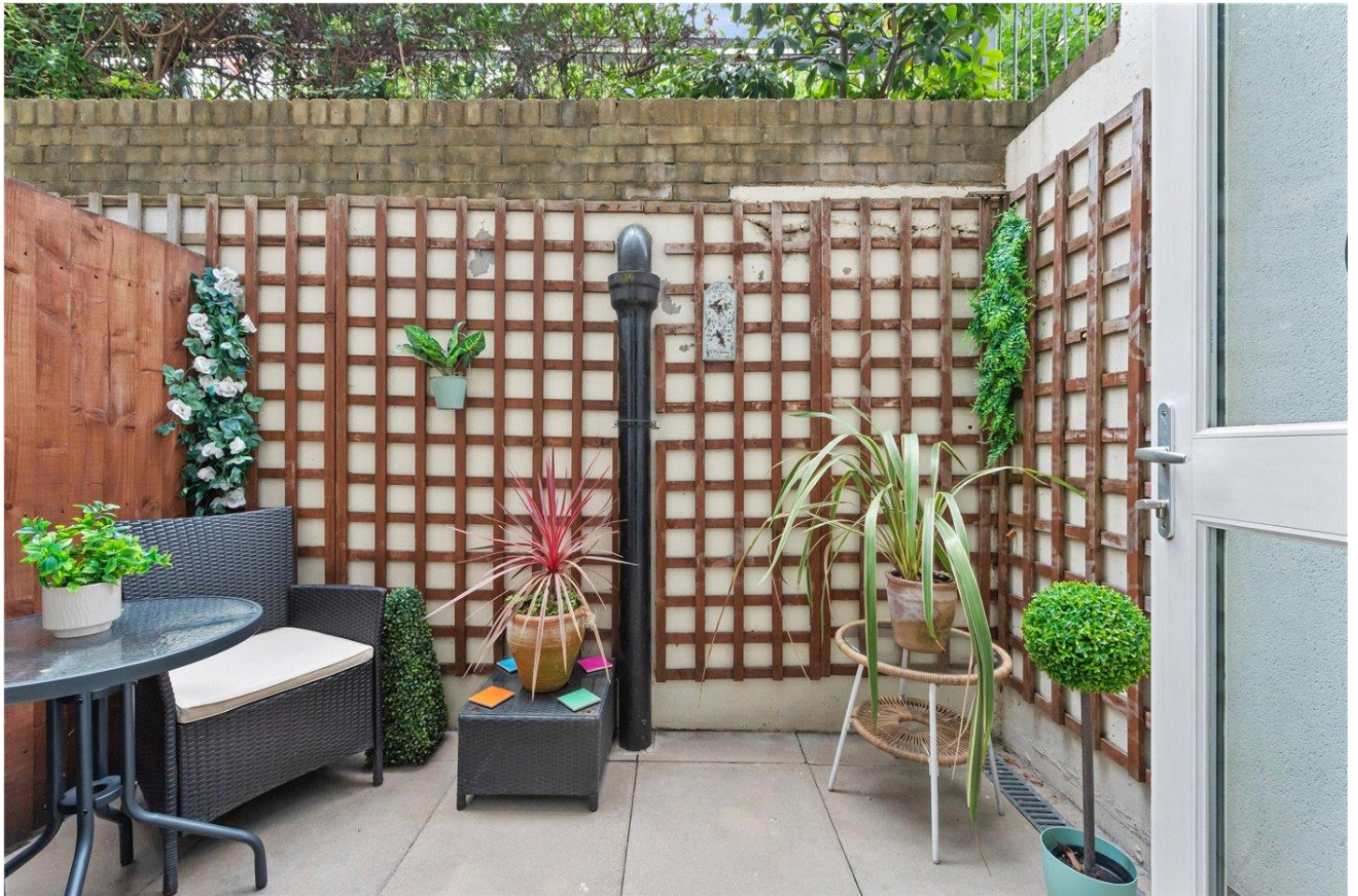
**A BEAUTIFULLY MAINTAINED 508 SQ. FT.
 ONE-BEDROOM APARTMENT WITH PRIVATE
 PATIO AND CYCLE STORAGE**

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DESCRIPTION:

Measuring nearly 50sq.m, this beautifully maintained one-bedroom lower ground floor apartment with private outdoor space combines comfort and style in a highly sought-after part of Canonbury, Islington. Presented in excellent condition with tasteful décor throughout, it is offered to the market chain-free and in a 'turn-key' condition.

The home features a bright, open-plan kitchen and reception area leading directly onto a versatile private terrace - ideal for al fresco dining, entertaining guests, or as an optional work-from-home spot. The kitchen is equipped with modern appliances and ample storage, blending functionality with contemporary style, while the spacious living area benefits from a flexible layout suited to various lifestyles. The double bedroom is generously sized and flooded with natural light, featuring built-in mirrored wardrobes that combine comfort and practicality. A modern three-piece bathroom featuring a full-sized bathtub with shower completes the accommodation.

Situated within Northpoint House, a small, secure, modern development with lift facilities and communal bike storage, this apartment provides peace of mind with fob-controlled entry panels featuring video intercom. Residents have easy access to a vibrant selection of restaurants, bars, boutique shops along Upper Street, and independent stores such as the iconic De Beauvoir Deli on Southgate Road.

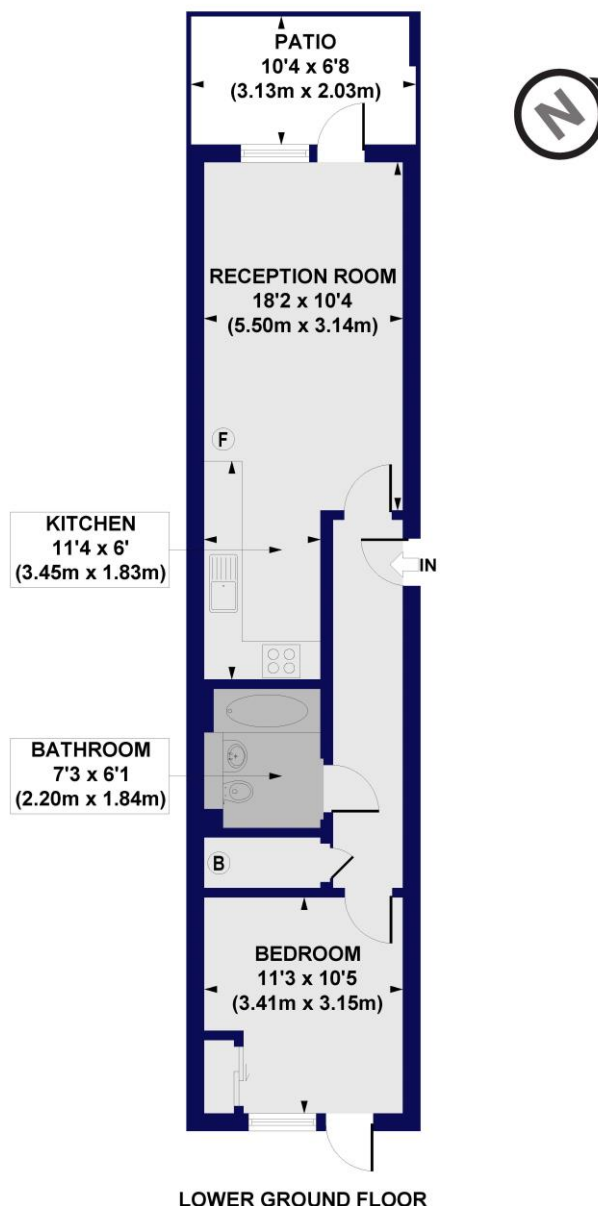
Northpoint House is ideally situated on Essex Road, with a bus stop conveniently located right outside the front door. Nearby transport connections are excellent: less than 0.4 miles away, Canonbury Overground station offers frequent services on the Mildmay and Windrush lines to Stratford, Richmond, Crystal Palace & Clapham Junction. Essex Road Overground (0.5 miles away) offers swift routes to the City and Canary Wharf, frequent buses run along Southgate and Essex Roads to the West End, while Highbury & Islington at 0.9 miles (Victoria line) and Angel at 1.2 miles (Northern line) stations provide further convenience. Kings Cross, with its international links via St Pancras, is just a few stops away. Ideal for a professional or couple seeking a move-in-ready home with character, style, and convenience in one of London's most dynamic neighbourhoods.

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Northpoint House, Essex Road, N1
Approx. Gross Internal Floor Area 508 sq. ft / 47.19 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL160608>

Tenure: Leasehold

Term: 109 year and 8 months

Service Charge: £3014.16 per annum

Ground Rent: £ 249.96 Annually (subject to review)

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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