



ESSEX ROAD, LONDON, N1  
**£450,000 LEASEHOLD**

## A 607 SQ. FT. ONE BEDROOM, ONE BATHROOM FLAT IN A WELL-KEPT MODERN DEVELOPMENT

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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### DESCRIPTION:

Set on the upper level of this well-kept modern block on Essex Road is this stunning 607 sq. ft. (approx.) one bed flat with West facing private balcony. The property has been maintained to the highest of standards by the current owners and is tastefully decorated with a neutral contemporary feel throughout.

The semi-open plan living room and kitchen offer a wonderfully light and social entertaining space with direct access to the balcony. There's a spacious family bathroom with a bathtub, and a large double bedroom

Essex Road is ideally located for easy living with an array of shops, restaurants and cafes located on the road. The numerous restaurants of Upper Street are a short distance away and transport links are well served by bus, Tube and Overground lines. Essex Road is only 0.4 miles and Canonbury station 0.3 miles away.

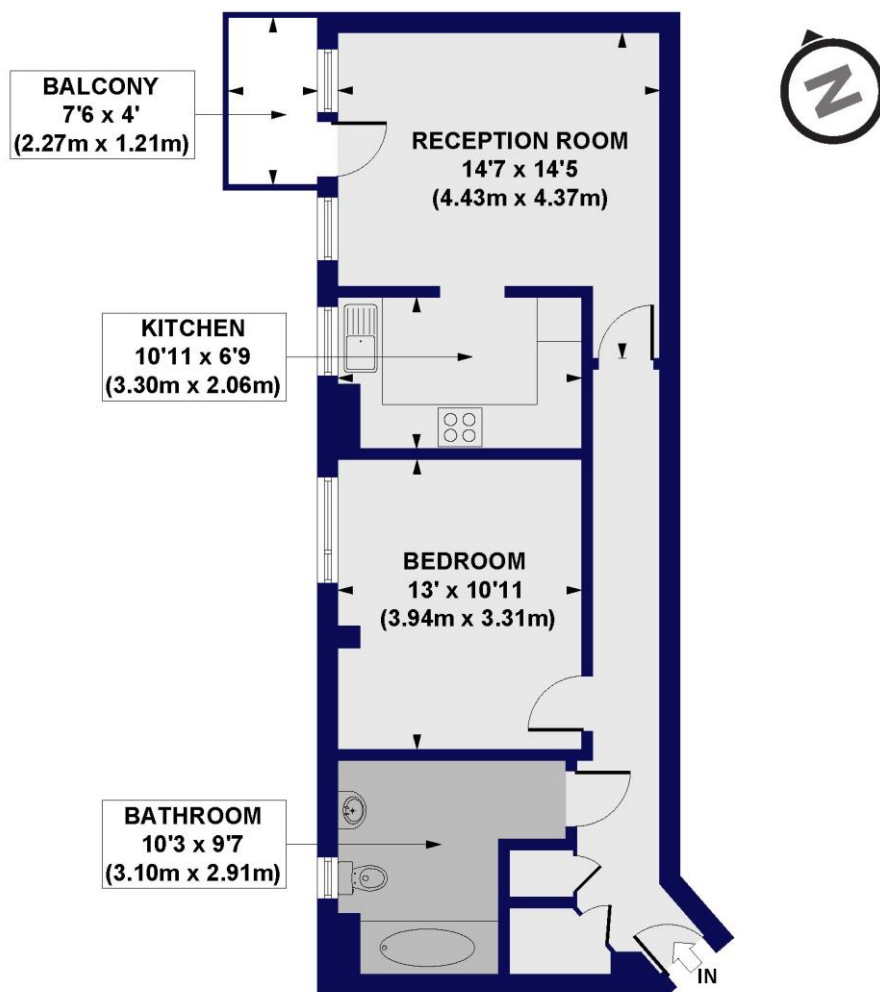
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**Essex Road, N1**  
**Approx. Gross Internal Floor Area 607 sq. ft / 56.40 sq. m**



**THIRD FLOOR**

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250177>

**Tenure:** Leasehold

**Term:** 98 year and 0 months

**Service Charge:** £1669.48 per annum approx..

**Ground Rent:** £200 Annually (subject to review)

**Council Tax Band:** C

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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