



ASHBY HOUSE, ESSEX ROAD, LONDON, N1  
**£390,000 LEASEHOLD**

**A BRIGHT, WELL-PRESENTED ONE BED  
APARTMENT IN PURPOSE BUILT DEVELOPMENT  
LOCATED 0.2 MILES FROM ESSEX ROAD STATION**

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

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## DESCRIPTION:

Set on the second floor of this well-kept block just off Essex Road is this fantastic one bed flat which has been tastefully decorated with contemporary, neutral tones throughout and offers wooden floor and high-quality fixtures. Standing at 530 sq. ft. approx., the property offers a semi-open plan kitchen, a South facing living room, a large double bedroom, and a three-piece bathroom with bathtub. A designated work alcove in the hallway completes the property.

Ashby house is conveniently located in East Canonbury with great transport links to the City. Essex overground is a short distance away offering service to Moorgate and a multitude of bus links can be found on Essex Road for easy access to Angel and Shoreditch. Highbury and Islington (Victoria) and Angel (Northern) and also both within easy reach.

The property is offered for sale with no onward chain.

\*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. \*

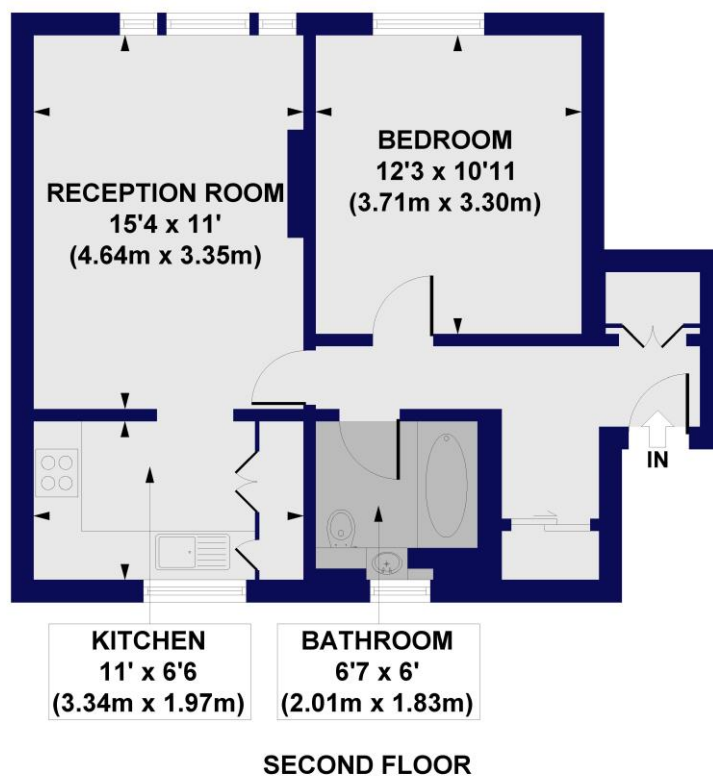
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**Ashby House, Essex Road, N1**  
**Approx. Gross Internal Floor Area 530 sq. ft / 49.21 sq. m**



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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250114>

**Tenure:** Leasehold

**Term:** 87 year and 9 months

**Service Charge:** £2450.42 per annum approx..

**Ground Rent:** £10 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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