

hotblack desiato

ESTATE AGENTS

ESSEX ROAD, N1 2YG

£480,000



A beautifully appointed one bedroom apartment located only a few minutes from Essex Road Overground station and convenient for a wide choice of shops cafes supermarkets and restaurants on both Essex Road and Upper Street. The flat features bright and spacious accommodation to the rear of the block, is gas central heated and has an engineered wood floor, with acoustic insulation, throughout. There is a large bathroom, a well equipped kitchen and a balcony off the living room. The flat is being sold chain free.

- ONE DOUBLE BEDROOM
- LIVING ROOM
- SEPARATE KITCHEN
- WEST FACING BALCONY
- SPACIOUS BATHROOM
- GAS CENTRAL HEATING
- Leasehold (104 years remaining)
- Service Charge & Ground Rent: £1068 p/a
- Council Tax: £1,376 (Band C)
- Approx. 598 sq ft
- Rental Estimate: £400 per week



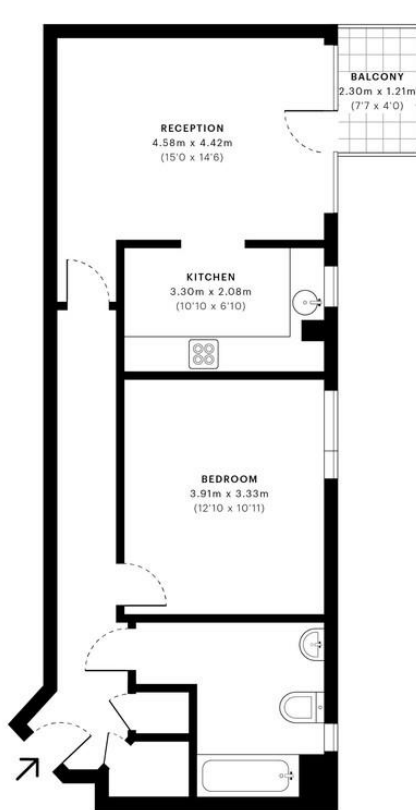


Essex Road, N1

CAPTURE DATE
18/05/2020

LASER SCAN POINTS
25,354,940

GROSS INTERNAL AREA
55.6 Sqm / 598.8 Sqft



- Third Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property.
55.6 Sqm / 598.8 Sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features, includes vestibules, restricted head.
53.4 Sqm / 574.3 Sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
2.7 Sqm / 29.3 Sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

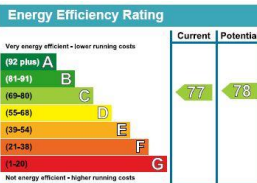


Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
58.3 Sqm / 627.8 Sqft

IPMS 3C RESIDENTIAL
55.5 Sqm / 607.8 Sqft

SPEC ID
Sebo027193ed780a25bab169



INSIDER'S GUIDE - a perspective from the present owner

We have loved living in this flat for the past four years. This area really has it all - close proximity to the restaurants, bars and pubs of Upper Street and green areas such as Shoreditch Park and Highbury Fields. It has also been wonderful to commute on foot or by bicycle to my job in the city. We have found entertaining friends and family in the flat very easy - it is so spacious for two people. We have also enjoyed many an evening watching the sun go down from our balcony, which benefits from sunshine almost all day long - we've even successfully planted tomatoes, sweet peas and spinach. We will be very sad to leave.



TRANSPORT LINKS

Essex Road station (Great Northern) is approximately 0.3 miles away.

Canonbury station (Overground) is approximately 0.5 miles away.

Highbury & Islington (Great Northern, Overground, Victoria) is approximately 0.8 miles away.

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