



ESSEX ROAD, ISLINGTON, LONDON, N1
£545,000 LEASEHOLD

A WELL PRESENTED TWO BEDROOM FLAT WITH PRIVATE BALCONY

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DESCRIPTION:

This pristine two bedroom flat is set on the second floor of this modern development on Essex road and offers contemporary interiors and light filled rooms throughout. The property has been beautifully finished to a fantastic standard to enhance the lateral space on offer. The living room and kitchen provides a wonderfully social living space with the kitchen offering ample storage and worktop space alongside modern white units and integrated appliances. The light filled living area offers a flexible layout and access is provided to a private balcony which provides commanding views over gardens to the rear.

Both bright and spacious double bedrooms are of generous proportions with master benefitting from large windows and juliet balcony. An attractive family sized bathroom has been finished in a contemporary style with floor to ceiling grey tiling and overhead rainwater shower. The flat benefits from ample storage throughout alongside secure entry, bike storage and access to well-kept communal gardens whilst being set in a fantastic location.

The property is perfectly set for a brilliant selection of local restaurants and coffee shops and is within easy reach of the 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, Canary Wharf and Shoreditch is easily facilitated by the rail services from Essex Road and Canonbury overground alongside various bus routes on Southgate road whilst the frequent buses on Essex Road provide easy access to the West End. Highbury and Islington station offers the closest underground service on the Victoria line whilst Angel station on the Northern line is also within easy reach. King's Cross – St Pancras is a short bus ride away, providing easy access to national and international rail links.

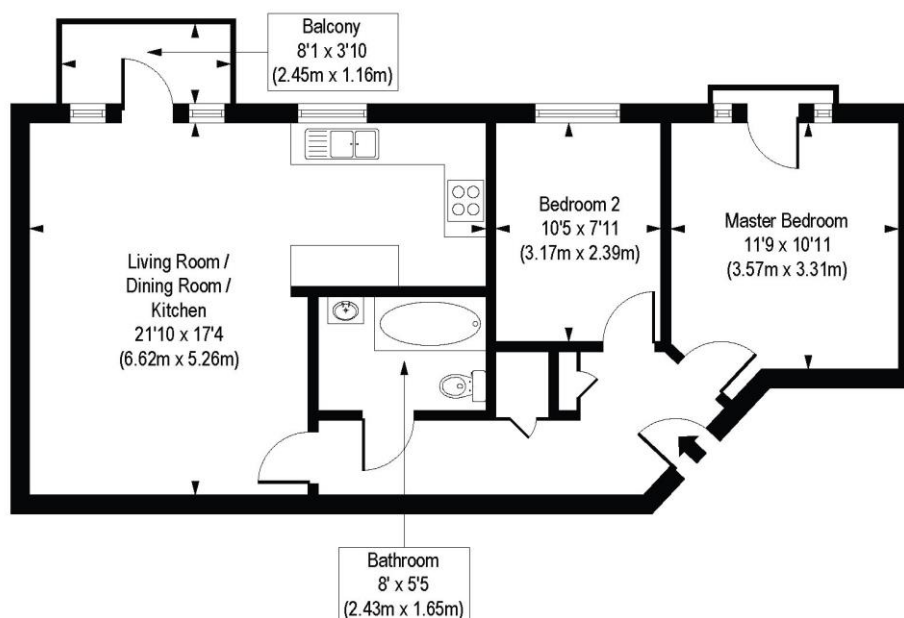
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Approx. Gross Internal Floor Area 677 sq. ft / 62.90 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

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