



GABLE LODGE, ESSEX ROAD, LONDON, N1
£675,000 LEASEHOLD

AN IMMACULATE TWO BEDROOM, ONE
BATHROOM 725 SQ. FT. FLAT ONLY 0.3 MILES
TO ESSEX ROAD STATION

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DESCRIPTION:

A bright, bold, spacious and well presented, two double bedrooms, first floor flat situated in a gated development set back from Essex Road, benefitting from a large communal roof terrace.

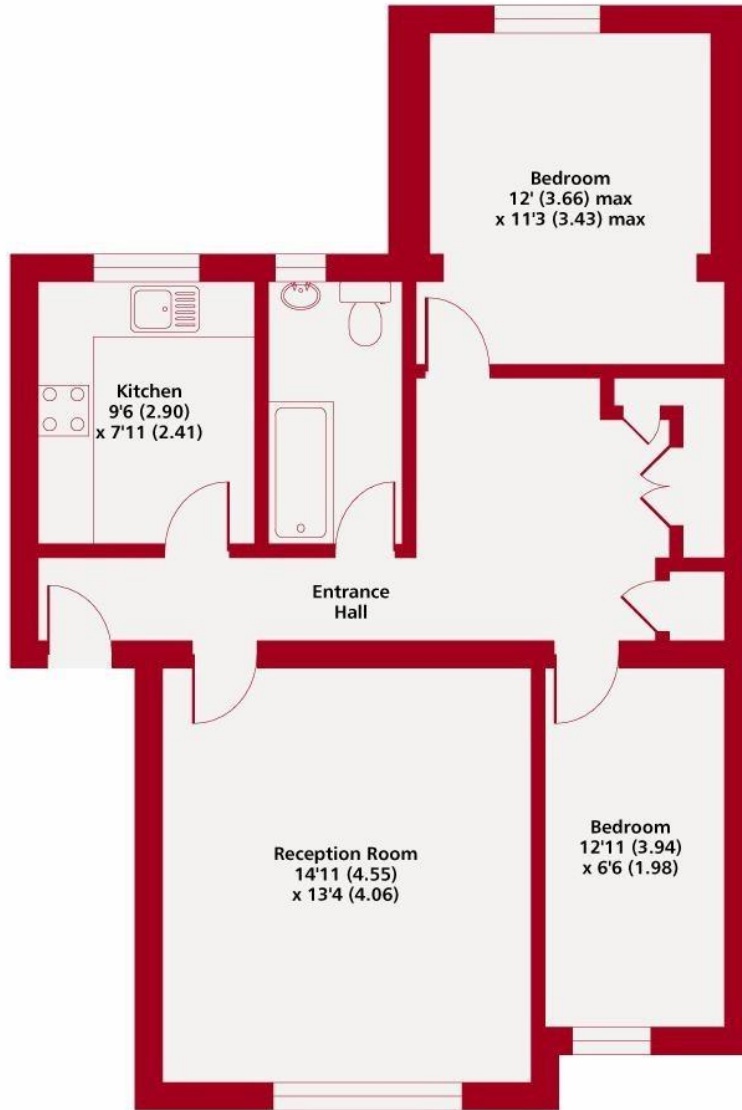
Accommodation is well arranged comprising; spacious reception room, a separate fitted kitchen, a three-piece bathroom suite with bathtub and two double bedrooms as well as access to the vast communal roof terrace.

Located moments from a wealth of shops and amenities on Essex Road and Upper Street. Transport can be found at 0.4 miles away at Canonbury station (London Overground), 0.9 miles away at Highbury & Islington station (National Rail & Victoria Line), 0.3 miles away at Essex Road station, with trains to the City and of course Angel Underground (Northern Line) which is 1 mile away. There is also a range of buses on Essex Road giving easy access to the City and West End. The greenery of both New River Walk & St Paul's Shrubbery are close by. Nearby green spaces include Rosemary Gardens at 0.4 miles distance.

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First Floor

Gross Internal Floor Area 725 sqft 67.3 sqm

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 | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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