



## Essex Road, London, N1 3AX

Offers Over: £775,000 Leasehold

**2 Bedrooms | 1 Reception Room | 2 Bathrooms**

Beautiful 1270 sq ft (118 sq m) period ground floor apartment boasting 2 bedrooms. This spacious and bright property offers a charming living space. Located in a sought-after area, this apartment is perfect for those seeking character and convenience. Don't miss out on this fantastic opportunity!

- Leasehold 998 years 9 months

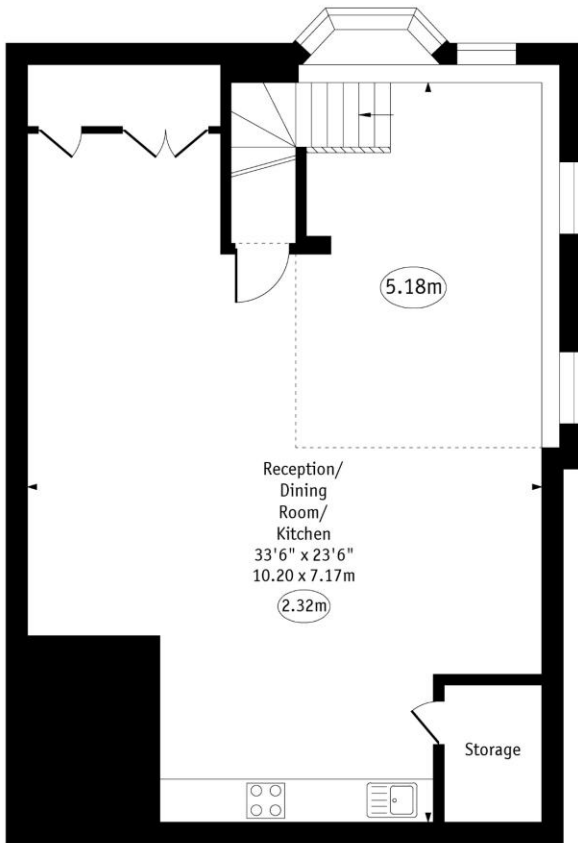


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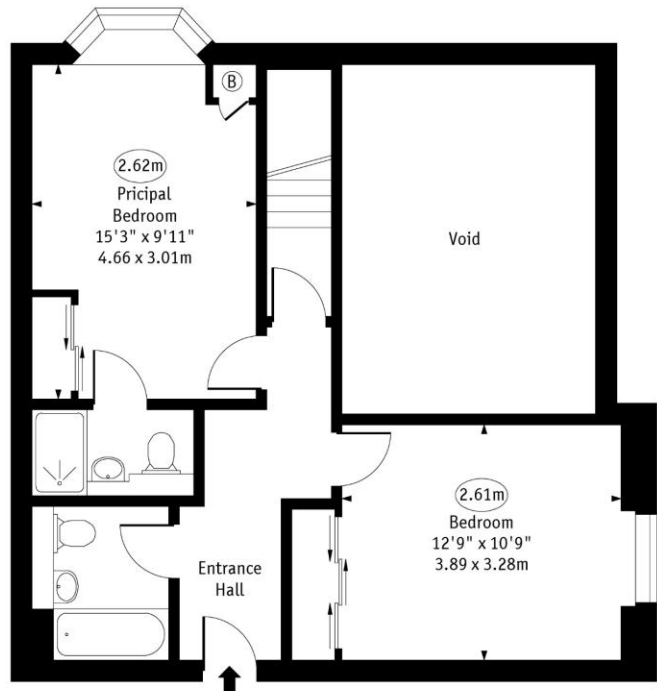


Essex Road N1

○ - Ceiling Height



Lower Ground Floor

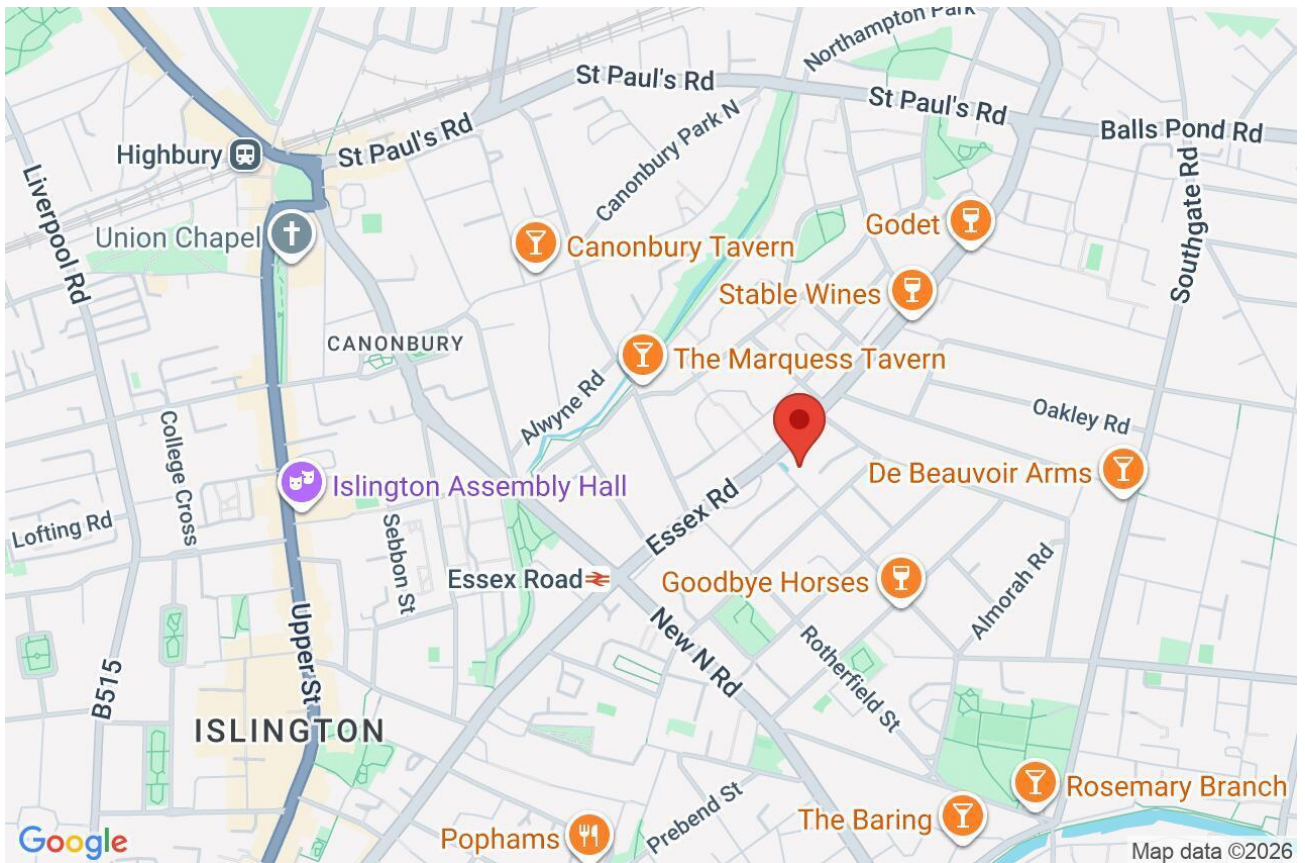


Ground Floor

Approx Gross Internal Area 1270 Sq Ft - 117.98 Sq M  
(Excluding Void)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
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Ref. No. 0310043H

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		