



**FLAT 2 94 ESSEX ROAD
LONDON**

**£820,000
LEASEHOLD**

Introducing this exceptional two-bedroom apartment, perfectly positioned along Islington's bustling Essex Road.

This apartment showcases an expansive open-plan design, seamlessly integrating a modern kitchen, dining area, and living space that flows out onto a charming outdoor terrace.

The kitchen is adorned with top-of-the-line Bosch appliances and sleek solid worktops, elevating the overall aesthetic and functionality of the space.

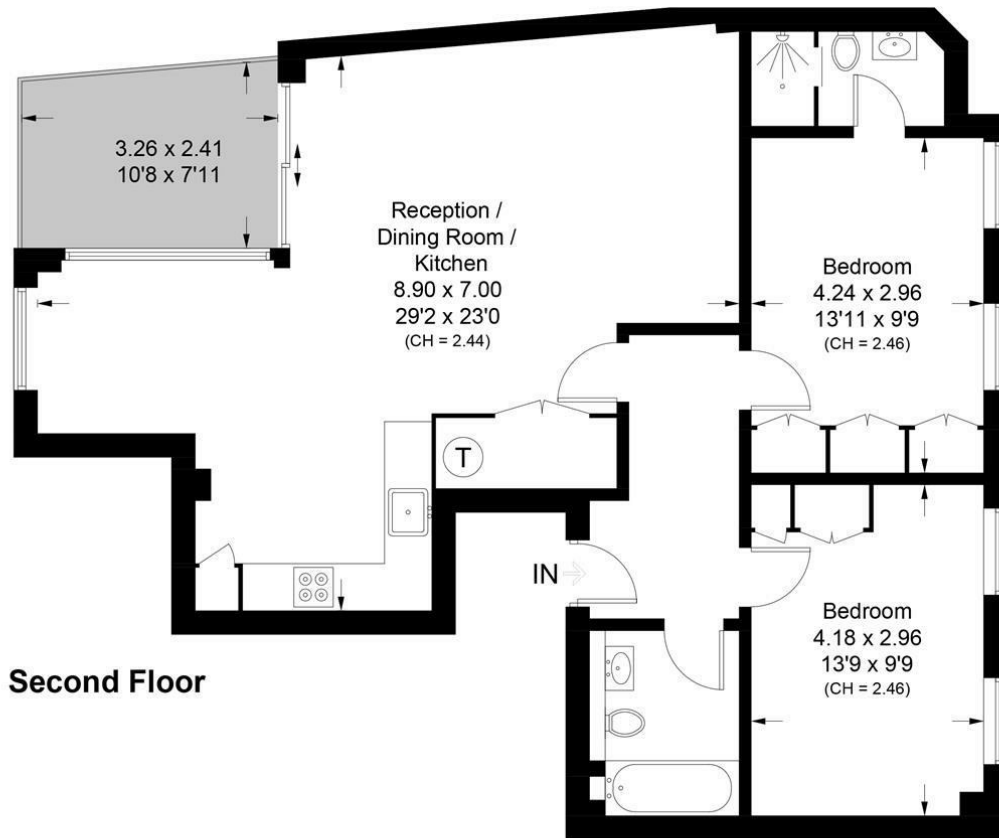
Highlighted features include custom fitted wardrobes, ample storage solutions, air conditioning, and under-floor heating, ensuring utmost comfort and convenience.

Conveniently located within a mile radius are Angel (Northern Line), Essex Road (National Rail), and Haggerston (Overground) Stations. Additionally, an array of bus routes along Essex Road offer direct



Essex Road, N1

Approximate Area = 84.0 sq m / 904 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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