



**M&M**  
PROPERTY

**Essex Road, NI**

**2 Bedroom**

**£485,000**

**Leasehold**



A two bedroom, two bathroom apartment, located on Essex Road, NI, just on the edge of Islington's De Beauvoir region. This property will make the perfect home for the first time buyer that wants to rent out the second room or for two buyers who are purchasing together and looking for equally distributed room sizes. The two bathrooms make it a great option for sharing, which could also see this property being of interest to buyers looking for a rental investment.

The building is served by lift access, and makes up part of a modern development within easy reach of Angel, Upper Street, Dalston and the ever popular Newington Green Village.

Comprising two double bedrooms, two bathrooms and a well arranged open plan reception with space for dining. The bedrooms are located at the rear of the apartment ensuring peaceful bedtimes. The bedrooms have views of the city skyline on a clear day, or by night.

Northpoint House, located on Essex Road which is home to a large selection of shops, popular restaurants and bars. The area is served by a number of bus routes, some of which are 24hr and located on your doorstep, connecting to Angel, The City and West End and Kings Cross. Further transport links are provided by the nearby Overground Stations at Essex Road and Canonbury.

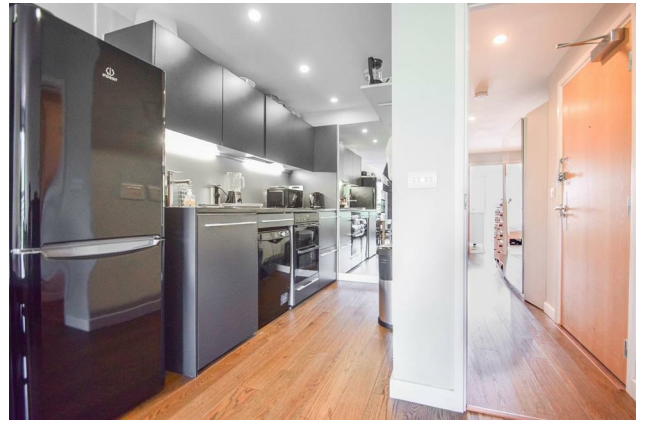
**FOR FURTHER  
INFORMATION**

**Please call  
M & M PROPERTY  
on 020 7704 0664**

**M&M Property | Sales, Lettings and Property Management**

**T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk**

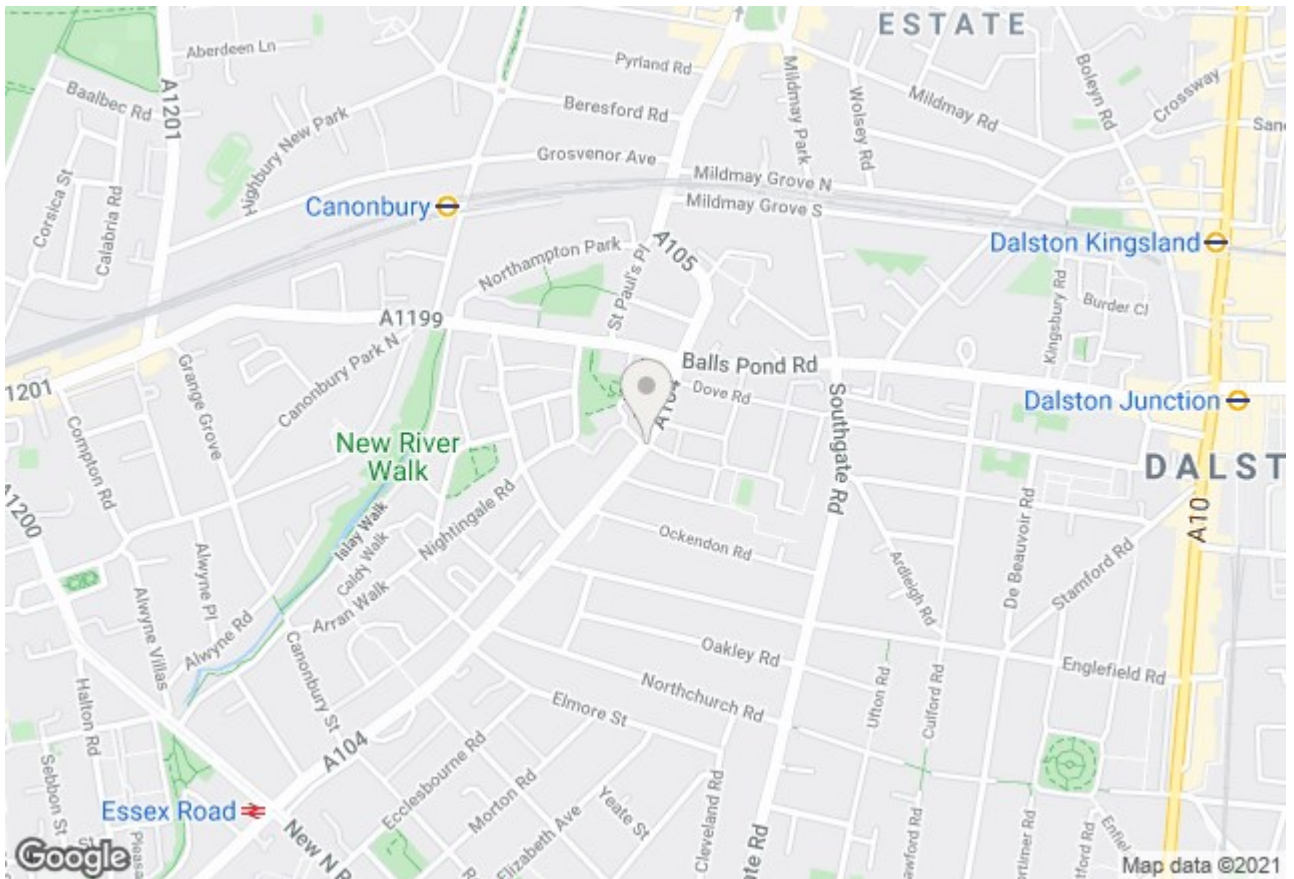
**97 Newington Green Road, Islington, London NI 4QX | mandmproperty.co.uk**



- VIRTUAL VIDEO TOUR AVAILABLE
- Two Bathrooms
- Open Plan Reception
- A wealth of local shops, restaurants and bars
- Essex Road, N1

- Two Bedrooms
- Purpose Built
- Lift Access
- Close to Overground
- Leasehold

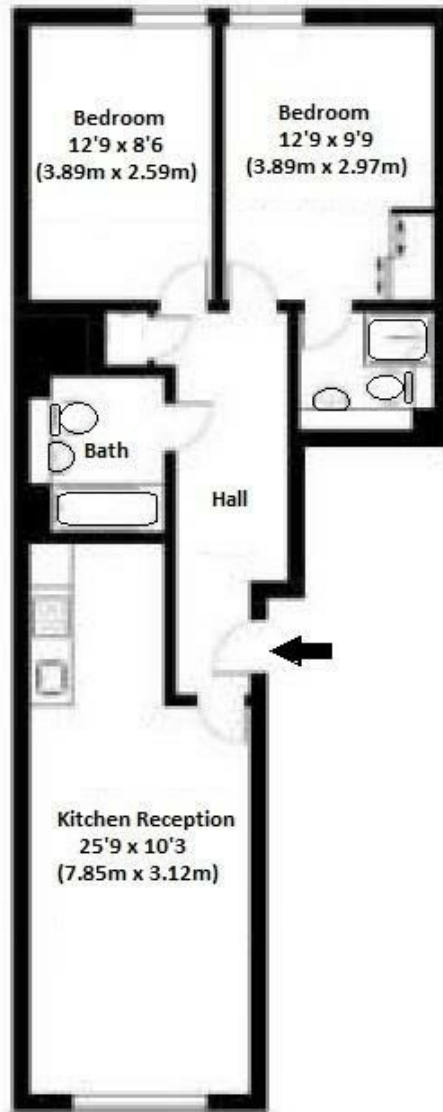




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.

# Essex Road, N1

Approx Internal Floor Space = 667 sq.ft or 61.96 sq.m



## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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