



## 18 NORTHPOINT HOUSE 400 ESSEX ROAD LONDON, N1 3GH

£375,000  
LEASEHOLD

This beautifully presented first-floor one-bedroom flat combines modern style with comfort. Inside, you'll find a spacious open-plan kitchen and living area, perfect for both relaxation and entertaining. The kitchen is equipped with modern appliances, blending seamlessly with the living area to create a bright, open atmosphere.

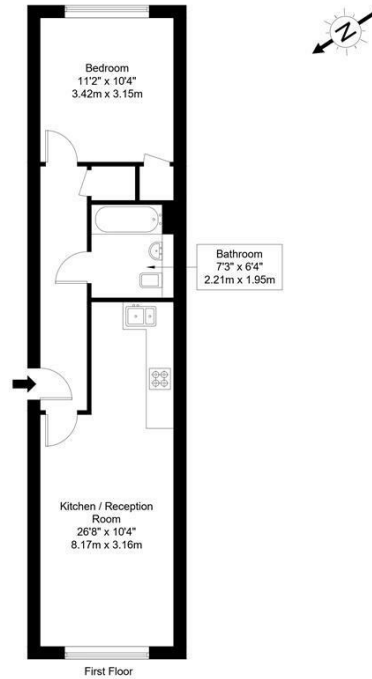
The spacious double bedroom boasts floor-to-ceiling windows, flooding the room with abundant natural light. The bathroom is elegantly designed, featuring good quality fixtures and a clean, contemporary look.

Located in a sought-after area, this flat is ideal for singles or couples seeking both comfort and convenience. It's just minutes from Upper Street, offering a

**Hemmingfords**

# Essex Road, N1 3GH

Approx Gross Internal Area = 47.12 sq m / 507 sq ft



Ref :

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P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>82</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	

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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