

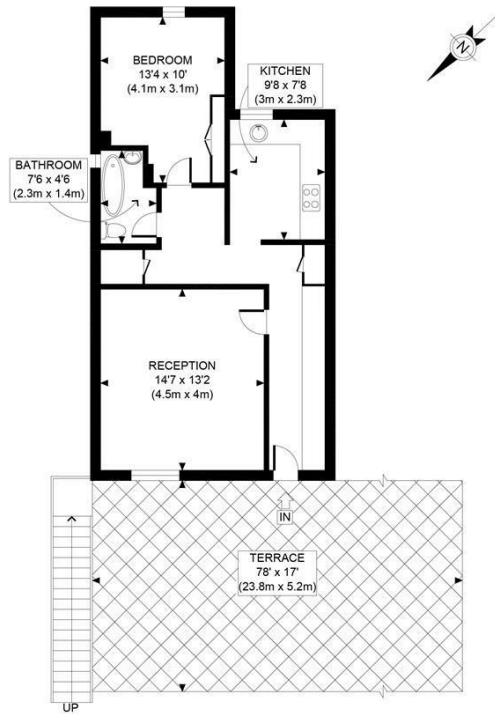


## 4 GABLE LODGE 334-338 ESSEX ROAD LONDON, N1 3PB

£400,000  
LEASEHOLD

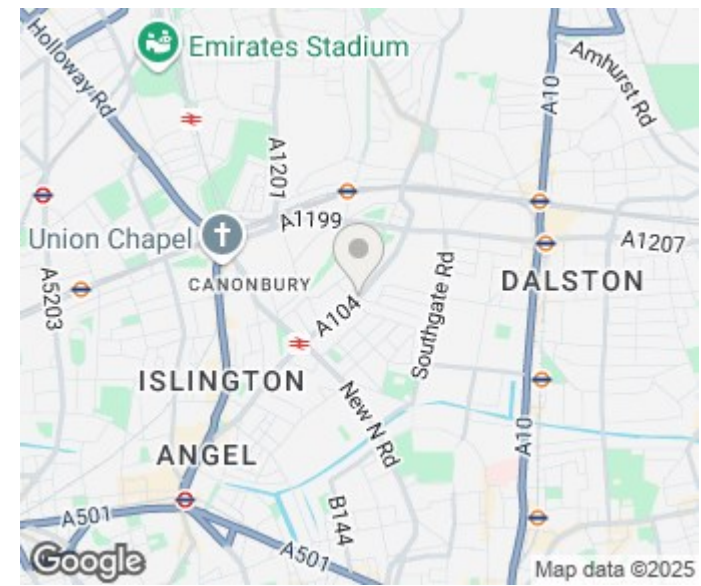
A larger than average one bedroom first floor flat of over 593 sqft with a useful study space/home office, presented in excellent condition throughout. A well proportioned one bedroom flat set on the first floor of this characterful building with its own private front door, a large communal terrace to the front and a shared garden to the rear. Accommodation includes a fully integrated kitchen, light and airy reception, modern bathroom and a good sized master bedroom. The flat also has ample storage throughout. Situated on Essex Road adjacent to Englefield Road, this well placed flat is a short walk from Essex Road National Rail Station and is well served by plenty of buses into the City and West End. The property also lies within close proximity to Canonbury Overground Station for access into the ever popular Hackney and Shoreditch areas. For those needing the West End, Highbury & Islington Station can be reached on foot in around 15 minutes for the Victoria Line. There is also a good selection of supermarkets, cafe's and restaurants in the immediate surroundings.

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GROSS INTERNAL FLOOR AREA 593 SQ FT

<p><b>APPROX. GROSS INTERNAL FLOOR AREA 593 SQ FT / 55 SQM</b></p> <p><small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small></p>	<p><b>GABLE LODGE</b></p> <p><small>date</small> 25/04/25</p> <p><b>photoplan</b></p>
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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>			
(69-80) <b>C</b>		70	76
(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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