

**Ashby House, Essex Road, Islington
 1 Bedroom Flat**

Price: Offers in Excess of £340,000



- ✓ One Bedroom Flat
- ✓ Hi Spec Finish

- ✓ Fourth Floor
- ✓ 537 Sq Ft

Ashby House, Essex Road, Islington

Set on the fourth floor of this well kept block just off Essex road is this fantastic one bed flat. The property has recently been refurbished to the highest of standards and spans over 500sqft. Featuring a modern fitted kitchen with integrated appliances and a wealth of storage throughout. The flat has been tastefully decorated with contemporary, neutral tones throughout and high quality fixtures.

Ashby house is conveniently located in East Canonbury with great transport links to the City. Essex overground is a short distance away offering service to Moorgate and a multitude of bus links can be found on Essex road for easy access to Angel and Shoreditch. Highbury and Islington (Victoria) and Angel (Northern) and also both within easy reach.

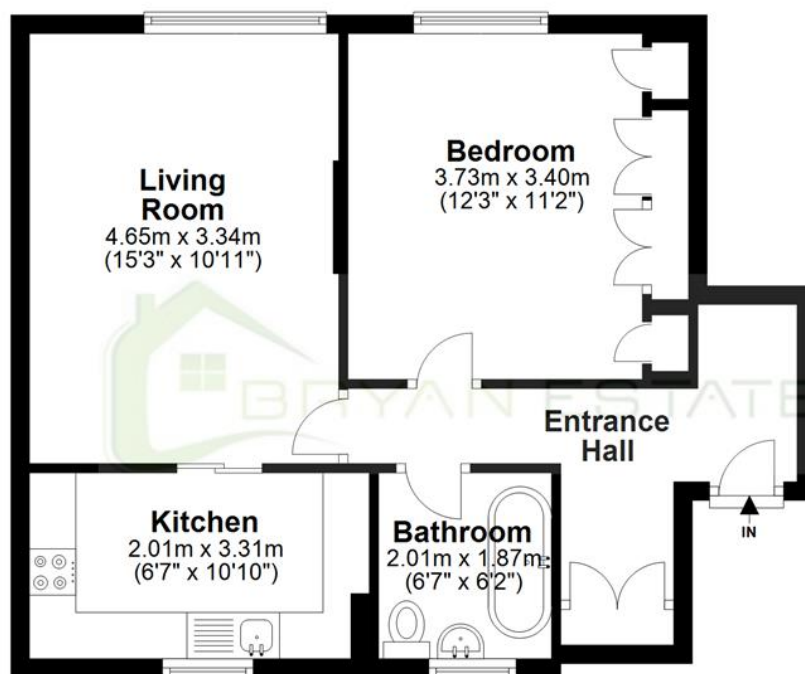


Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Fourth Floor

Approx. 49.9 sq. metres (537.4 sq. feet)



Total area: approx. 49.9 sq. metres (537.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

Energy Performance Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		