

£675,000 Leasehold

Caledonian Road, London N7 9BA



- Fifth Floor (building has a lift)
- South Facing Balcony
- Secure, Allocated Parking Space
- Approx. 653 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from Caledonian Road Station

GENERAL DESCRIPTION

A smartly-presented apartment which occupies a prime position within this modern block - top floor and south-facing with a narrow but near-full-width balcony. The elevation affords a view over many of the neighbouring buildings as well as maximising the benefit of the favourable aspect. Internal features include a semi-open-plan kitchen-reception room with large windows and two, similar-sized, double bedrooms. There is also a sleek, spacious, naturally-lit bathroom and a built-in storage/utility cupboard in the entrance hallway. Well insulated walls, double glazing and gas central heating make for a very good energy-efficiency rating. The gated car park includes an allocated space for this apartment plus the development has a secure bicycle store and is also just a few minutes from Caledonian Road Station (Piccadilly Line). Alternatively, Caledonian Road & Barnsbury Station provides access to London Overground services and Highbury & Islington, Angel, Kings Cross and Camden Town are all within walking distance. There are several shops and cafes nearby and Market Road Gardens and Caledonian Park offer green, outside space to enjoy.

Tenure: Leasehold (125 years from 15/06/2023).

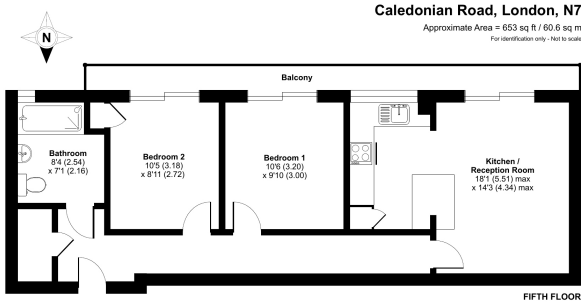
Service Charge: £126.78 per month (subject to annual review).

Council Tax: Band D, London Borough of Islington.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS



Plan data generated in accordance with RICS Property Measurement 2nd Edition. Based on the International Property Measurement Standards (IPMS) Residential. © Urban Moves 2024. Produced for Urban Moves. REF: 1218124

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIFTH FLOOR

Entrance Hallway

Reception Room

18' 1" max. x 14' 3" max. (5.51m x 4.34m)

Kitchen

included in reception measurement

Balcony

Bedroom 1

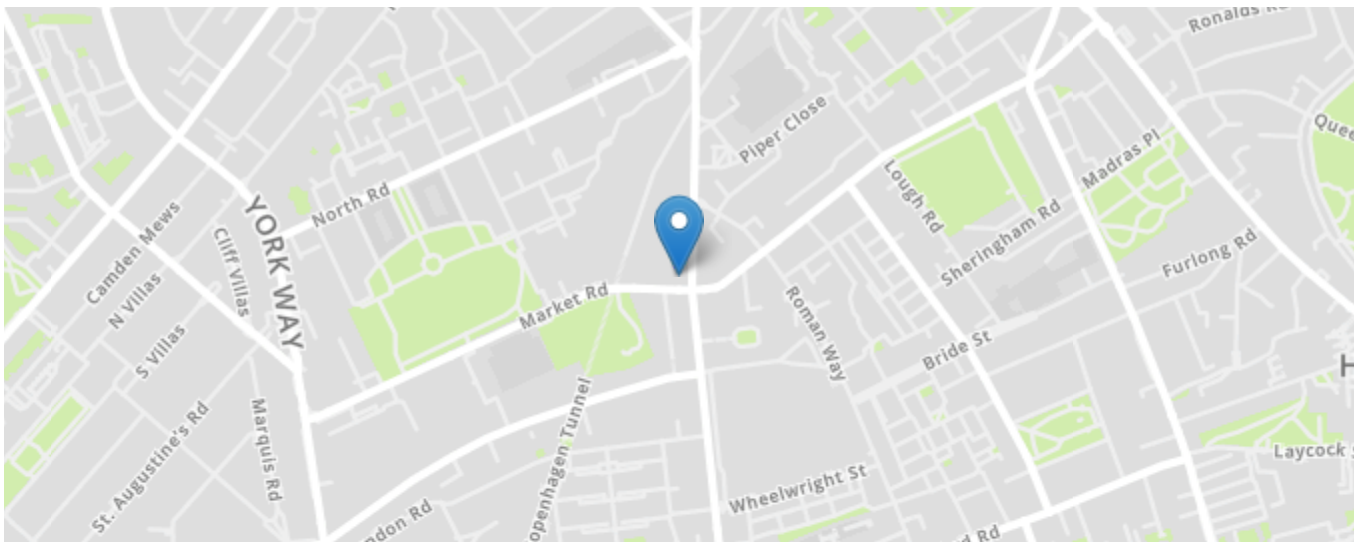
10' 6" x 9' 10" (3.20m x 3.00m)

Bedroom 2

10' 5" x 8' 11" (3.17m x 2.72m)

Bathroom

8' 4" max. x 7' 1" max. (2.54m x 2.16m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.