



FIRST FLOOR FLAT, 491 CALEDONIAN ROAD ISLINGTON, N7 9RN

£1,900 PER MONTH

Nestled in the vibrant area of Caledonian Road, Islington, this charming flat offers a perfect blend of comfort and convenience. The property features a well-appointed reception room that serves as an inviting space for relaxation and entertainment. The bedroom is thoughtfully designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The flat also includes a modern bathroom, equipped with essential amenities to cater to your daily needs. Its location in Islington places you within easy reach of a variety of local shops, cafes, and restaurants, making it an ideal choice for those who appreciate a lively community atmosphere.

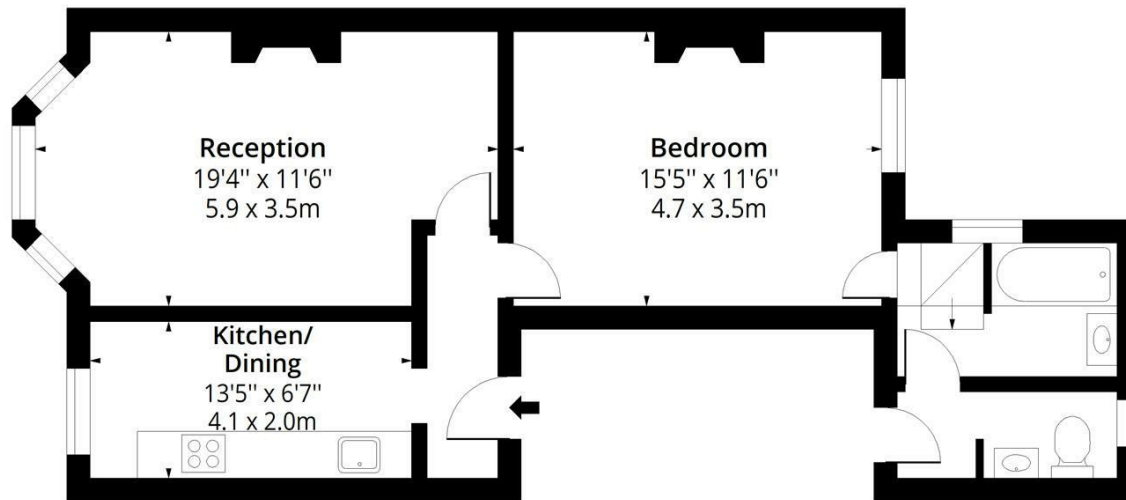
With excellent transport links nearby, commuting to central London and beyond is both straightforward and efficient. This property is perfect for individuals or couples seeking a stylish urban living experience in one of London's most sought-after neighbourhoods. Whether you are looking to invest or find your new home, this flat on Caledonian Road presents a wonderful opportunity to embrace city life in comfort and style.



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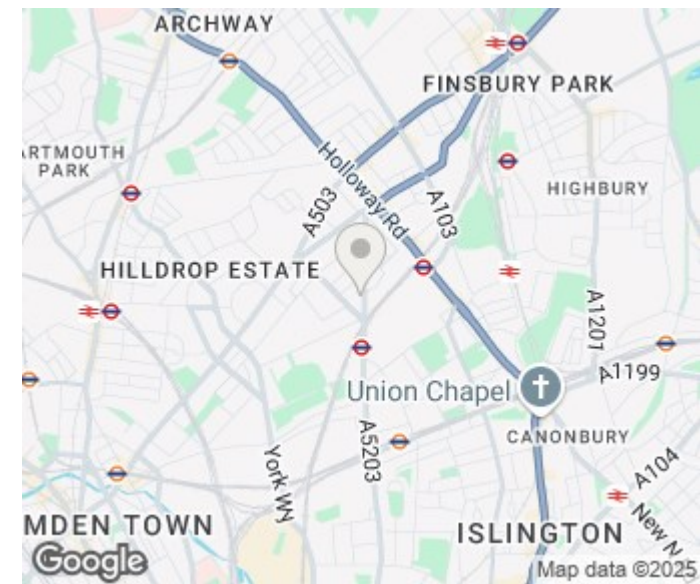
Caledonian Road, N7

Approx. Gross Internal Area 612 Sq Ft - 56.85 Sq M



First Floor

Floor Area 612 Sq Ft - 56.85 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 8/5/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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