

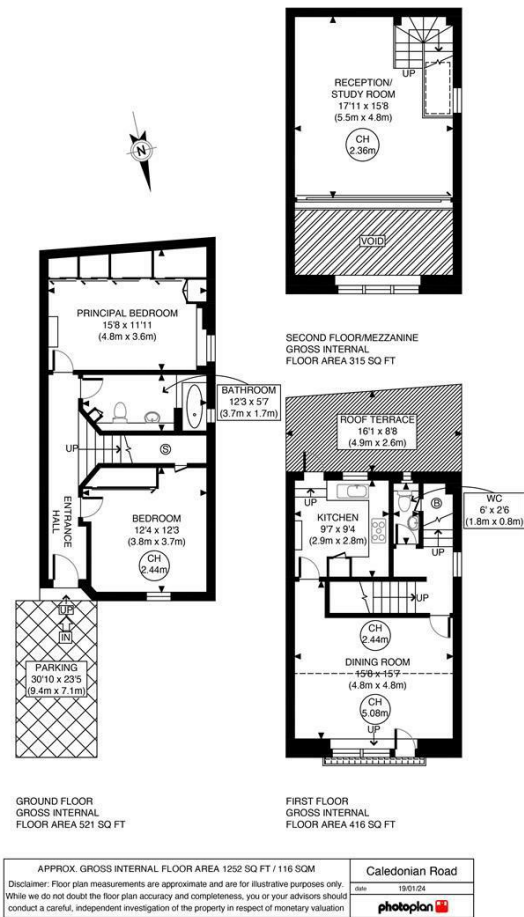


FLAT 13 BRIDGE WHARF CALEDONIAN ROAD LONDON, N1 9UU

£1,250,000
LEASEHOLD

A bright & beautifully presented 2/3 double bedroom end of terrace house set within this modern small development off Caledonian Road, by the Regents Canal and close to Kings Cross/ St Pancras International. The ground floor is home to 2 good size double bedrooms, both with ample built-in storage, and the main bathroom. On the 1st floor can be found the beautiful part double height dining room with a wonderful large wall of glass adorning the front. To the rear is a kitchen with access out to a private terrace. Also on this floor is a guest WC. The top floor is home to a bright and expansive bedroom/ study part open to the reception below. It should be noted that the property comes with an allocated parking space. The property is ideally located in the heart of the popular area of King's Cross and is within easy reach of all the shops, bars and restaurants of Granary Square & Coal Drops Yard. The property is set just off Caledonian Road, by the Regents Canal and only minutes to the urban development of Regent Quarter bringing a dynamic mix of living, working and leisure space. Kings Cross has a history of bustling businesses that thrived on Britain's great rail networks. Railways still play a big part in King's Cross and St Pancras,

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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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