



## MARKET ROAD, LONDON, N7

### 1 BED APARTMENT

**£425,000**  
LEASEHOLD

A beautifully presented one-bedroom apartment positioned on the 3rd floor of the highly desirable Xchange Point development, offering approximately 544 sq ft of modern living space and a private balcony overlooking landscaped communal gardens.

The property features a bright and spacious open-plan reception, a fully integrated contemporary kitchen, and a generous double bedroom with built-in wardrobes. A stylish bathroom, excellent internal storage and floor-to-ceiling windows ensure an exceptional sense of light and comfort throughout.

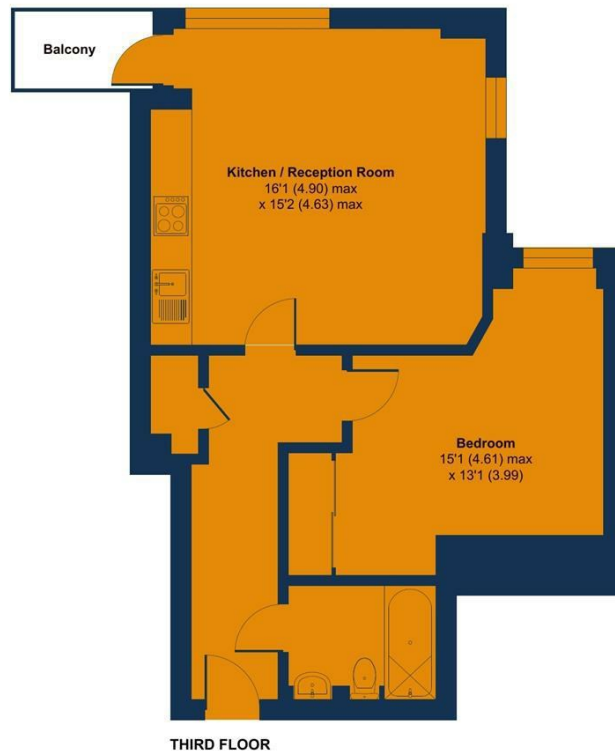
Residents benefit from a concierge service, a fully equipped gym, secure entry, lift access and parking is also available.

Ideally located moments from Caledonian Road Underground Station (Piccadilly Line), providing fast links to King's Cross, the City & West End, with a fantastic

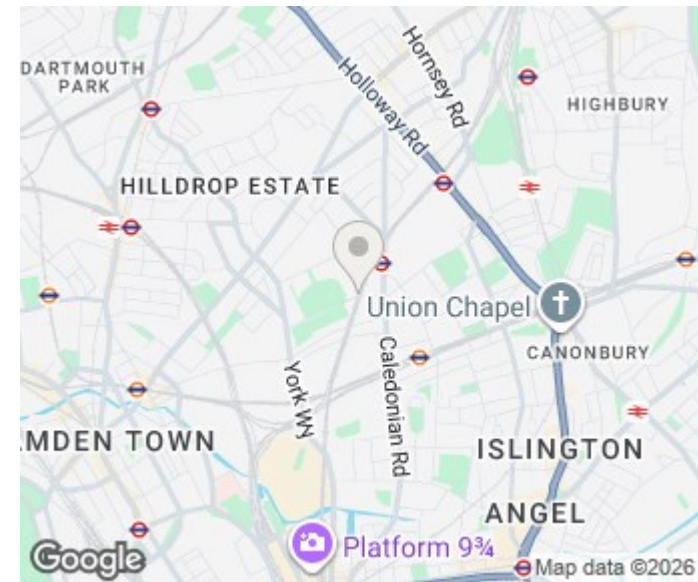
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Approximate Area = 544 sq ft / 50.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hemmingfords Property Limited. REF: 1300996



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>		
(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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