

## Market Road London, London, N7

**£375,000**

Xchange Point is a well maintained new build development with daytime / evening and weekend concierge and is home to contemporary apartments that have been finished to a high standard.

This spacious one bedroom flat is an ideal home for first time buyers as well as investors offering contemporary living with integrated appliances, hard flooring (cosy carpeted bedroom), fitted wardrobe and the versatility of space allowing for a couple to both work from home.

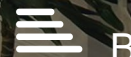
Convenient transport links with the nearest underground station being an easy two-minute walk, from which King Cross St. Pancras is only one stop away. This fantastic Islington location is on the doorstep of a large selection of museums, art galleries, music venues, street markets, restaurants and bars; not forgetting plenty of relaxing green spaces, pedestrian squares and parks.

360 virtual tour available on request.

### Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.

- One Bedroom Plus Fitted Wardrobe
- Avoid The Stamp Duty Rise and Exchange Before 01/04/2025
- Modern Kitchen With Premium Washer/Dryer and Dishwasher
- CCTV Monitoring And Audio Visual Door Entry System
- Concierge
- Secure Bike Storage
- Close To Caledonian Road Tube Station
- Council Tax Band D - £151.20pcm



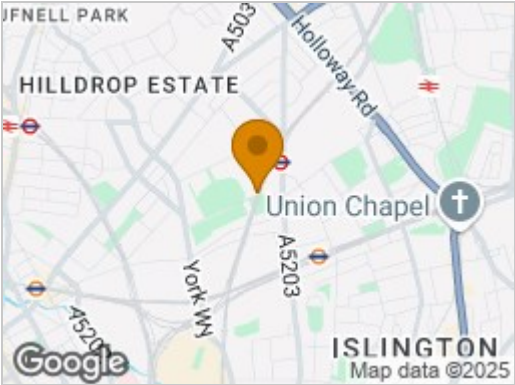
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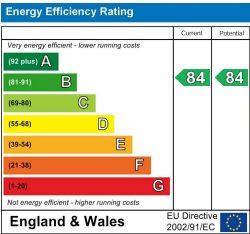
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

INTRA-CAPITAL ESTATES

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MODERN APPROACH  
TRADITIONAL VALUES

