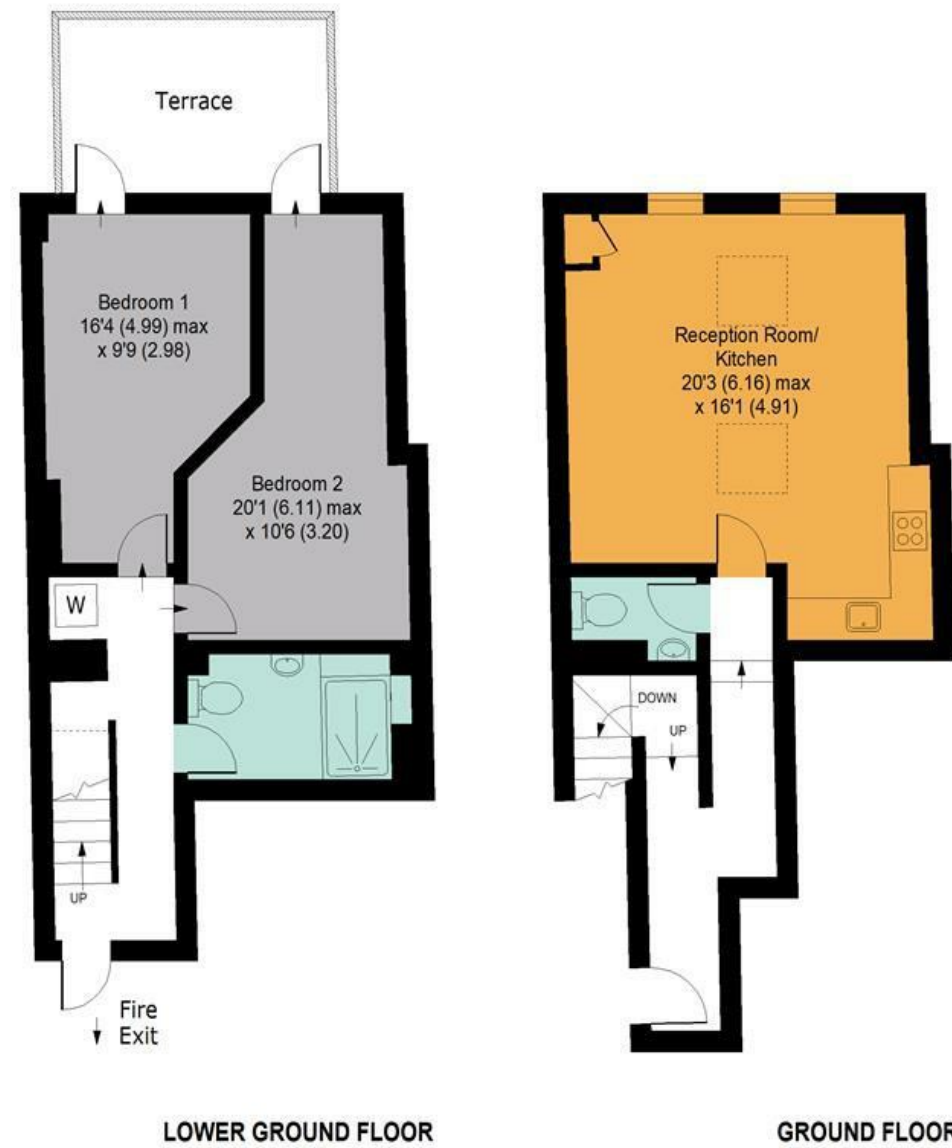




Caledonian Road, N1

APPROX. GROSS INTERNAL FLOOR AREA 928 SQ FT / 86.2 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as basis of valuation.

www.jpaplus.com



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CALEDONIAN ROAD

2 BEDROOM | 2 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

D
ISLINGTON

DEPOSIT AMOUNT:

£2,076*

CONTRACT TERM

12 MONTHS

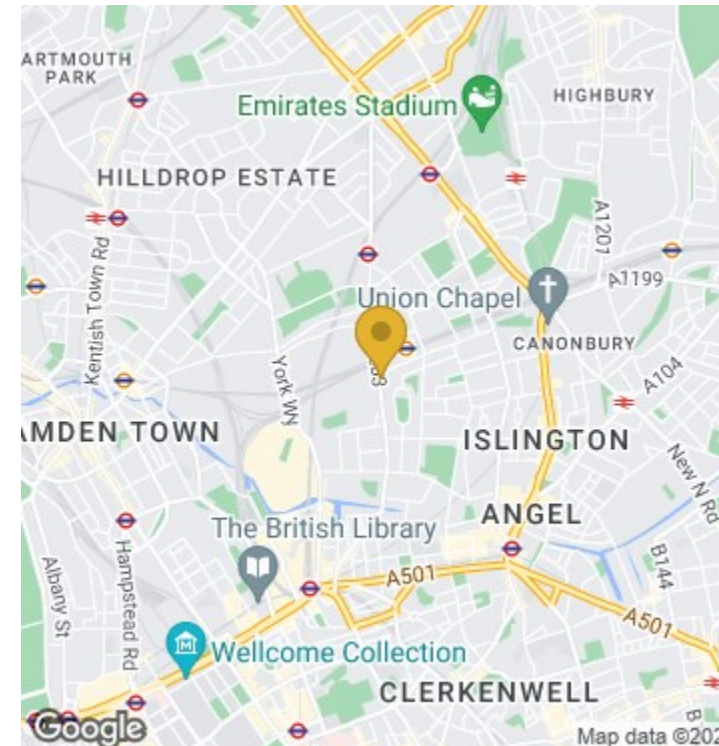
*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

- 2 DOUBLE BEDROOMS
- COURTYARD GARDEN
- AVAILABLE 03/06
- EPC RATING C
- UNFURNISHED
- 0.9 MILES FROM KINGS CROSS

YOURS FOR
£2,100 PCM

This light filled ground floor and basement level apartment hosts laminate hardwood flooring, clean white walls and recessed spot lighting throughout, with two skylights in the open plan reception and dining area providing an abundance of daylight to filter through. Here you'll find space for two lounge areas and dining furniture with access to the smart, L shaped kitchen complete with a wealth of crisp white cabinetry, integrated hob/oven, chic granite worktops and hard wearing tiled floors. Through to the hallway you'll pass the separate WC, featuring the same hardwood and white walls found throughout the property, with extra storage space beneath and within the mirrored sink area. Up the natural carpeted staircase, the two double bedrooms await. Both providing a perfect blank canvas, adorned in clean white walls and wooden floors, with one featuring access to the private patio with high white painted walls for added privacy and trellising for plants space for extra seating, BBQ dining and stargazing all year round. On this floor you'll also find the large, contemporary fitted boutique bathroom, decked from floor to ceiling in warm sandy hues and boasting full sized bath tub and overhead shower, heated towel rail and second WC / sink area. This is the ideal apartment for those looking for quiet, modern design in the beating heart of vibrant Islington.



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		76	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		77	77
		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 2
- RECEPTIONS: 1

