



Bunning Way

Islington, N7

Asking Price £500,000

A bright and spacious two double bedroom maisonette consisting of a unique layout with the master bedroom on a mezzanine. The property is located on a quiet no-through development to the rear of Caledonian Road.



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- 2 double bedrooms
- Double height vaulted ceiling in the living room
- Top floor maisonette
- Private garden
- Allocated parking space
- Close to transport links



A bright and spacious 2 double bedroom maisonette consisting of a unique layout with the master bedroom on a mezzanine. The property is located on a quiet no-through development to the rear of Caledonian Road. The property is well-presented and bright and comprises; private entrance through the private garden leading up to the living area with double height vaulted ceilings; the kitchen is modern and fully-equipped; the second bedroom is located on this floor and well-proportioned to fit a double bedroom or perfect for use as a home-office; the master bedroom is located on the top floor and overlooks the living space; the master bathroom is spacious with a modern bath and overhead shower and plenty of built in eaves storage. The property additionally benefits from a private allocated parking space to the rear of the property. Bunning Way is a residential turning accessed via Caledonian Road offering easy access to the greenery at Caledonian Park and Market Road gardens. Islington indoor tennis centre can also be found, around the corner on market road. The property affords convenient access to a plethora of local amenities including the Underground at Caledonian Road (Piccadilly Line) with trains through the West End and out to Heathrow. The transport hub that is Kings Cross / St Pancras International is just 1 stop on the Underground, providing not only superb links to get around London and across to Europe, but also with its nightlife with an array of bars, restaurants, etc at Coal Drops Yard and Granary Square.

Tenure: Leasehold 89 years 7 months
Service Charge: £484.23 per annum
Ground Rent: £300
Local Authority: Islington Council
Council Tax Band: D

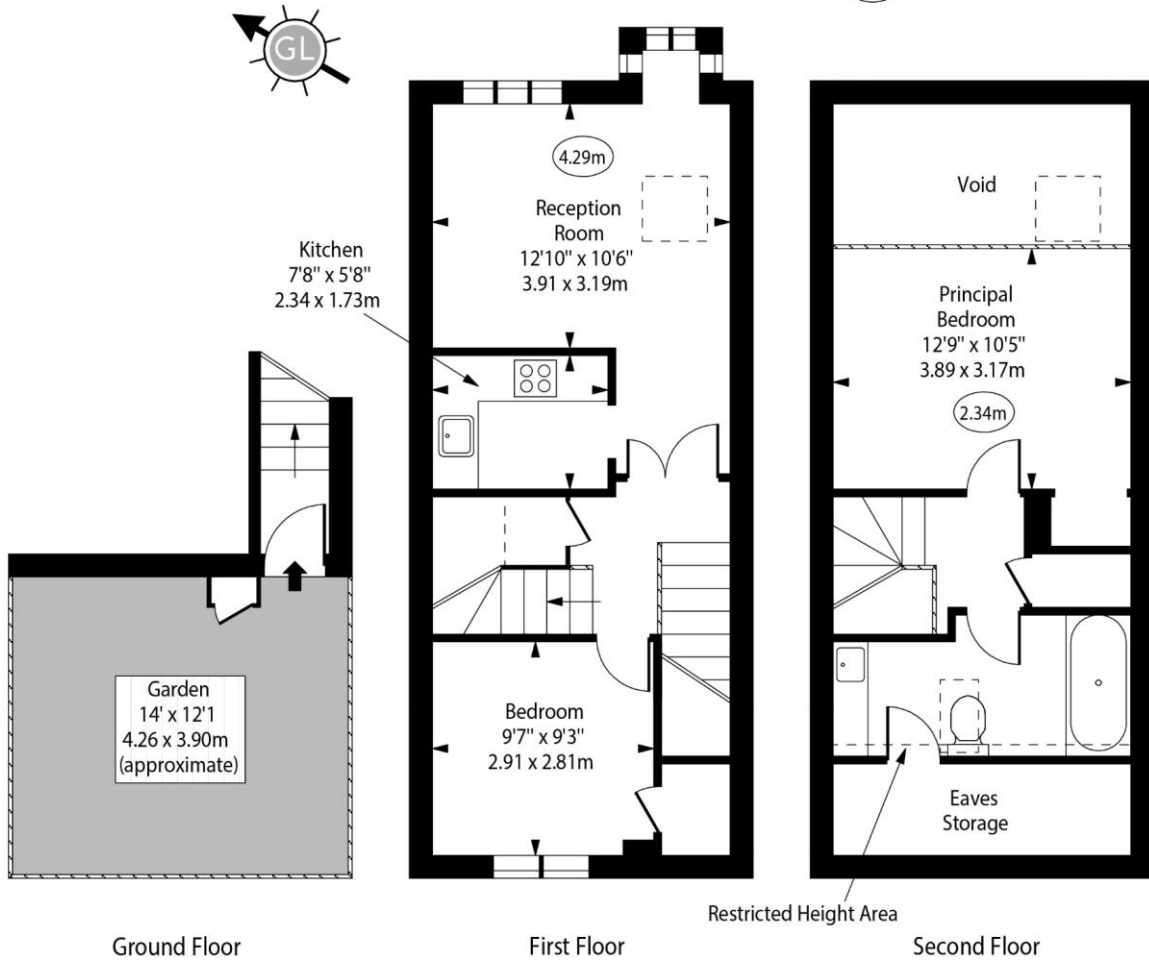
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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○ - Ceiling Height



Ground Floor

First Floor

Restricted Height Area

Second Floor

Approx Gross Internal Area

716 Sq Ft - 66.52 Sq M

Approx. Floor Area Including Restricted Heights

776 Sq Ft - 72.09 Sq M

(Including Eaves Storage)

(Excluding Void)

For Illustration Purposes Only - Not To Scale

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