



Caledonian Road

Islington, N1

Asking Price £375,000

A fabulous, bright, one double bedroom flat converted over the first floor of an imposing Victorian building, situated within easy reach of Barnsbury and Kings Cross.



Caledonian Road

Islington, N1

- 1 double bedroom
- Bright & airy
- Superbly positioned



A fabulous, bright, one double bedroom flat converted over the first floor of an imposing Victorian building, situated within easy reach of Barnsbury and Kings Cross. Accommodation is both bright and well balanced and comprises; a spacious, open plan kitchen/reception room, modern fully-equipped kitchen with plenty of worktop and cupboard space; contemporary family bathroom suite and a double bedroom with ample storage. The property is superbly located for access to Kings Cross/ St Pancras International, affording excellent transport links not only around London, but also nationally and with trains to mainland Europe. Kings Cross has already seen a significant investment with the Regents Quarter development, bringing vibrancy and a change within the demographics of the area, this is being built upon by the continued investment attracting blue chip employers such as Google and Central St Martins College.

Tenure: Leasehold 115 years 8 months

Service Charge: £1880 The service charge includes the ground rent.

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	70	80
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

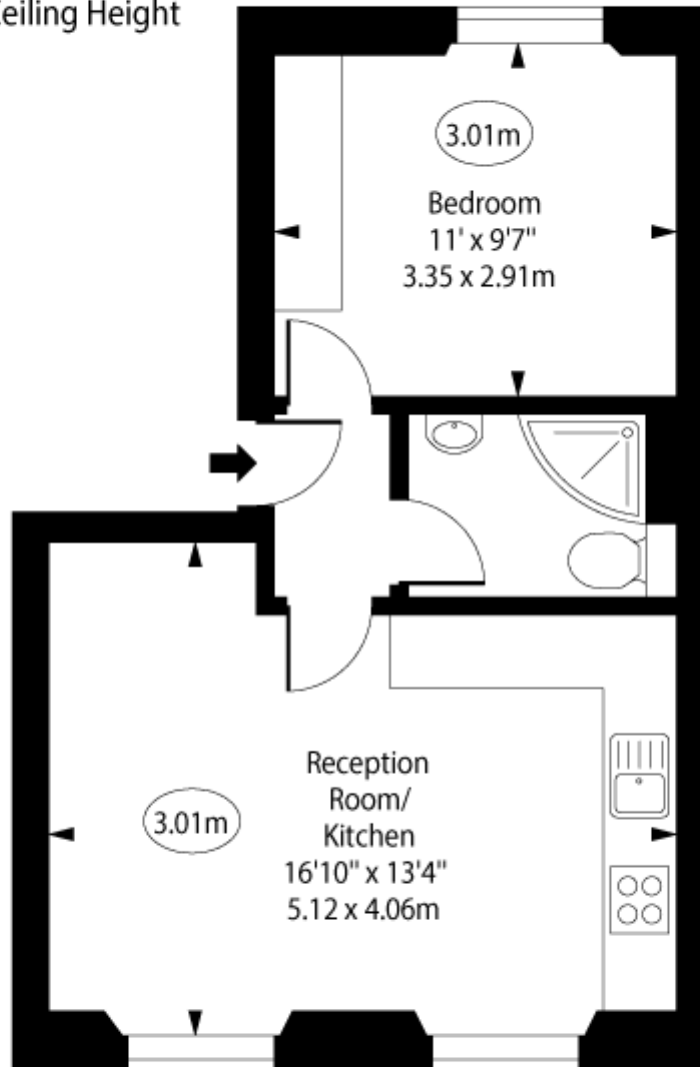
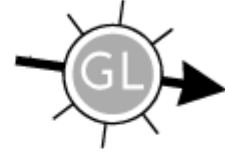
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Caledonian Road,
Islington, N1

○ - Ceiling Height



First Floor

Approx Gross Internal Area 363 Sq Ft - 33.72 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 023326R

