



# Caledonian Road

Islington, N1

Asking Price £1,500,000

A bright, spacious and incredibly welcoming three double bedroom maisonette occupying the upper three floors of this charming Georgian townhouse set back from the road and with its own private entrance.



# Caledonian Road

## Islington, N1

- Impressive 3 double bedroom maisonette
- Fabulous principal bedroom
- Large bathroom and separate shower room
- Own private entrance
- Sole use of the front garden
- Superb access to Kings Cross



The house is well laid out with accommodation spanning in excess of 1,500sq ft with open townscape views from both the front and rear windows. The property has sole use of the main entrance whilst the front garden, with its raised beds, stretches 34 ft back from the road and is sheltered by a mature lime tree. Accommodation comprises a wonderful through room arranged as an open-plan kitchen/ dining/ reception room on the ground floor. The 1st floor is home to the vast principal bedroom located to the front with a large bathroom/ laundry room to the rear with outside drying space. There is also a separate wet room complete with WC. On the top (2nd) floor can be found 2 further well-proportioned double bedrooms. It is worth noting that a real point of difference on this particular property is the volume & size of the rooms, they are exceptionally well-proportioned with superb ceiling heights of between 2.6m to 2.98m. The property retains fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. Further transport providing excellent links around London can be found nearby at Caledonian Road Underground (Piccadilly Line to Heathrow), Caledonian Road & Barnsbury Station (London Overground), Angel Station (Northern Line) and Highbury & Islington Station (National Rail & Victoria Line). The buzz of Upper Street is only a short walk away. Celebrated gastropubs The Duchess of Kent, The Albion and The Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road close to Angel.

---

**Tenure:** Share of Freehold 84 years three months

**Service Charge:** £1,072 per annum

**Local Authority:** Islington Council

**Council Tax Band:** F

---

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

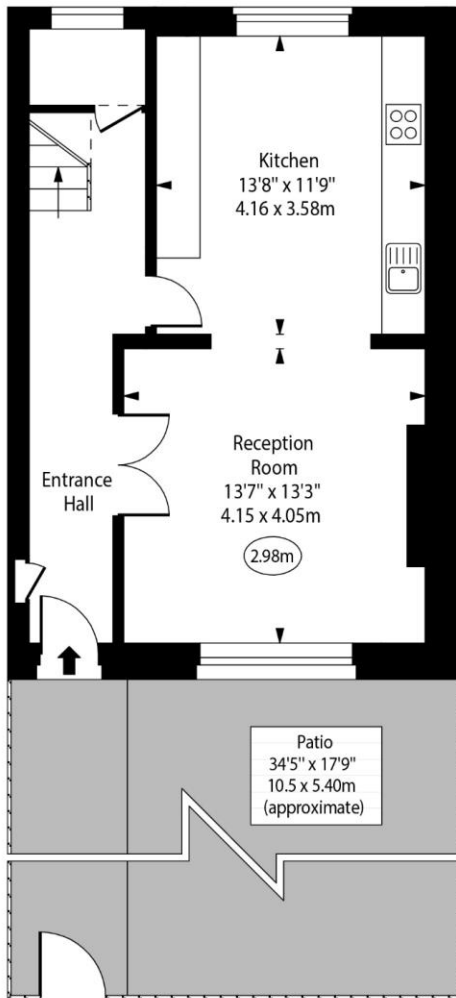
020 7359 9777

chestertons.co.uk

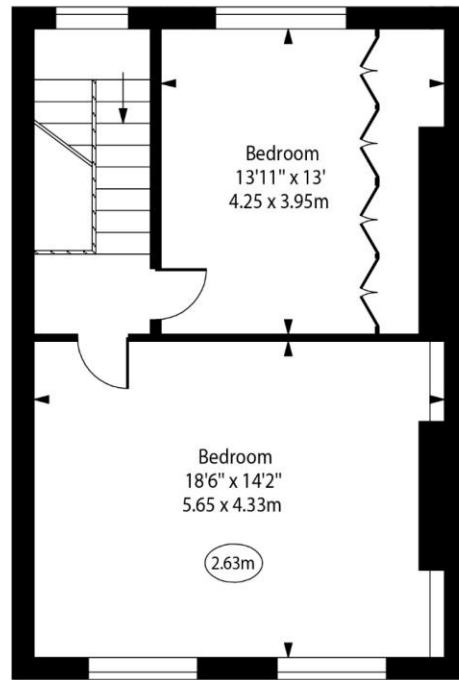
Caledonian Road,  
Islington, N1



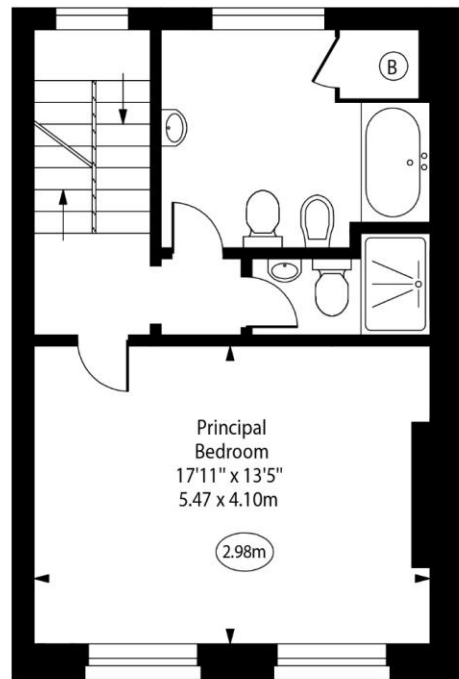
○ - Ceiling Height



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 1512 Sq Ft - 140.46 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 024209J