



Caledonian Road

Islington, N1

Asking Price £475,000

A bright and spacious one double bedroom apartment located on the lower level of Victorian commercial premises, situated within easy reach of Barnsbury and Kings Cross whilst being set within the Barnsbury conservation area.



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- One double bedroom
- Set on the lower ground floor
- Open-plan kitchen/dining/living space
- Impressive 28 foot private garden
- Set within the Barnsbury conservation area
- Moments from Kings Cross



A bright and spacious one double bedroom apartment located on the lower level of an 1880s terraced house, situated in the Barnsbury conservation area and within easy reach of Upper Street and Coal Drops Yard. The property is well-presented and proportioned comprising: generously sized bedroom; modern bathroom with bath and overhead shower; expansive open-plan kitchen/dining and living space with wooden bi-fold doors opening up to the decked terrace leading up to the 28 foot secluded and tranquil private garden. Located to the rear of the building, the property provides a peaceful and undisturbed setting. The house backs onto Thornhill Square, and nearby are the other green spaces of Barnard Park, Barnsbury Woods and Highbury Fields. Standout gastropubs The Drapers Arms and The Albion are a few minutes walk away. It is worth noting the commercial building has recently been taken over by an interior design studio and is in the process of being refurbished. 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, attracting blue chip employers such as Google and Central St Martins College.

Tenure: Share of Freehold 985 years 2 months

Service Charge: £1943.57

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← #1 B	← #1 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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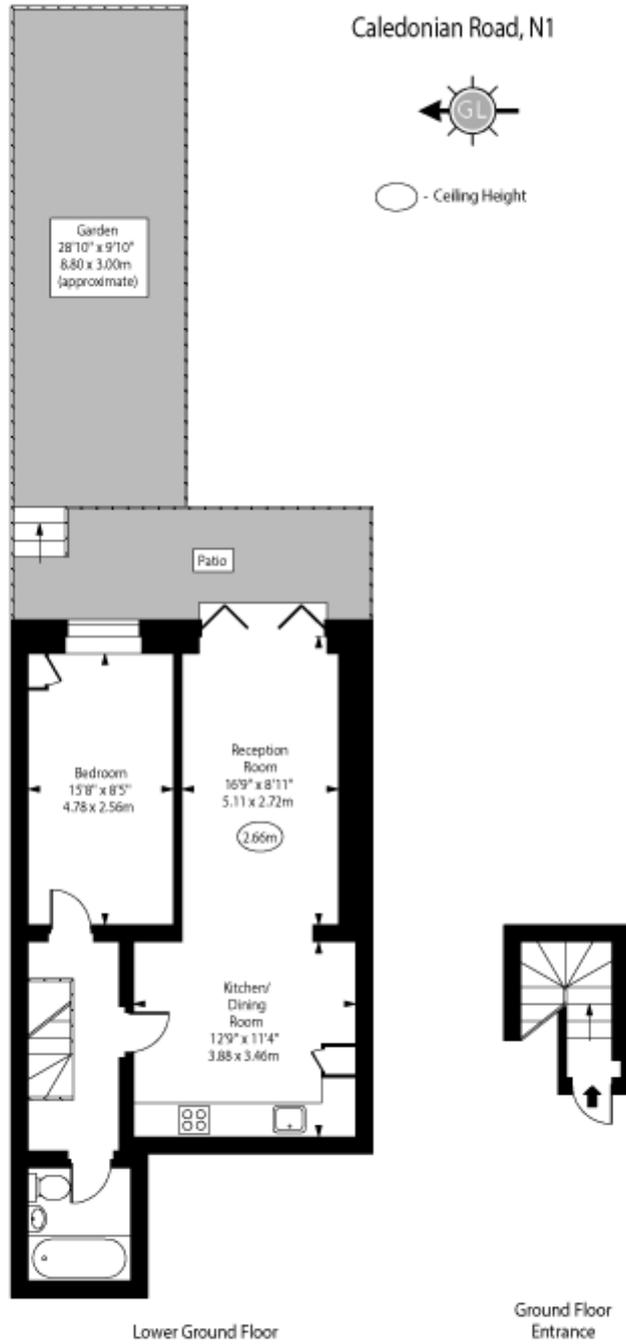
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○ - Ceiling Height



Lower Ground Floor

Ground Floor
Entrance

Approx Gross Internal Area 603 Sq Ft - 56.02 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS IPMS 2. Not To Scale. www.goldlens.co.uk Ref. No. 0276731G

