



Caledonian Road

Holloway, N7

Asking Price £750,000

Spacious three-double-bedroom garden flat in an elegant semi-detached house, ideally located in the Hillmarton Conservation Area. A great refurbishment opportunity.

CHESTERTONS



Caledonian Road

Holloway, N7

- 3 bedroom garden flat with off-street parking
- Master bedroom with en-suite
- Sole use of a fantastic West facing rear garden
- Requiring full renovation
- Superb access to the Underground at Caledonian Road, the plethora of amenities on Holloway Road & Emirates Stadium



Spacious three-double-bedroom garden flat in an elegant semi-detached house, ideally located in the Hillmarton Conservation Area. A great refurbishment opportunity. Accommodation comprises a master bedroom with en suite, 2 further bedrooms, main bathroom and an extremely bright and spacious open-plan kitchen/dining/reception room, opening to the private garden. Notable benefits of the apartment include high ceilings with skylights, lots of natural light, a genuinely spacious reception room, off-street parking and a fantastic, large West facing rear garden. The property is located towards the Northern end of Caledonian Road, with good access to Caledonian Road Underground station with trains through the West End, along with the many shops of Holloway Road.

Tenure: Leasehold 102 years 2 months

Service Charge: £5662

Ground Rent: £150

Local Authority: Islington

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

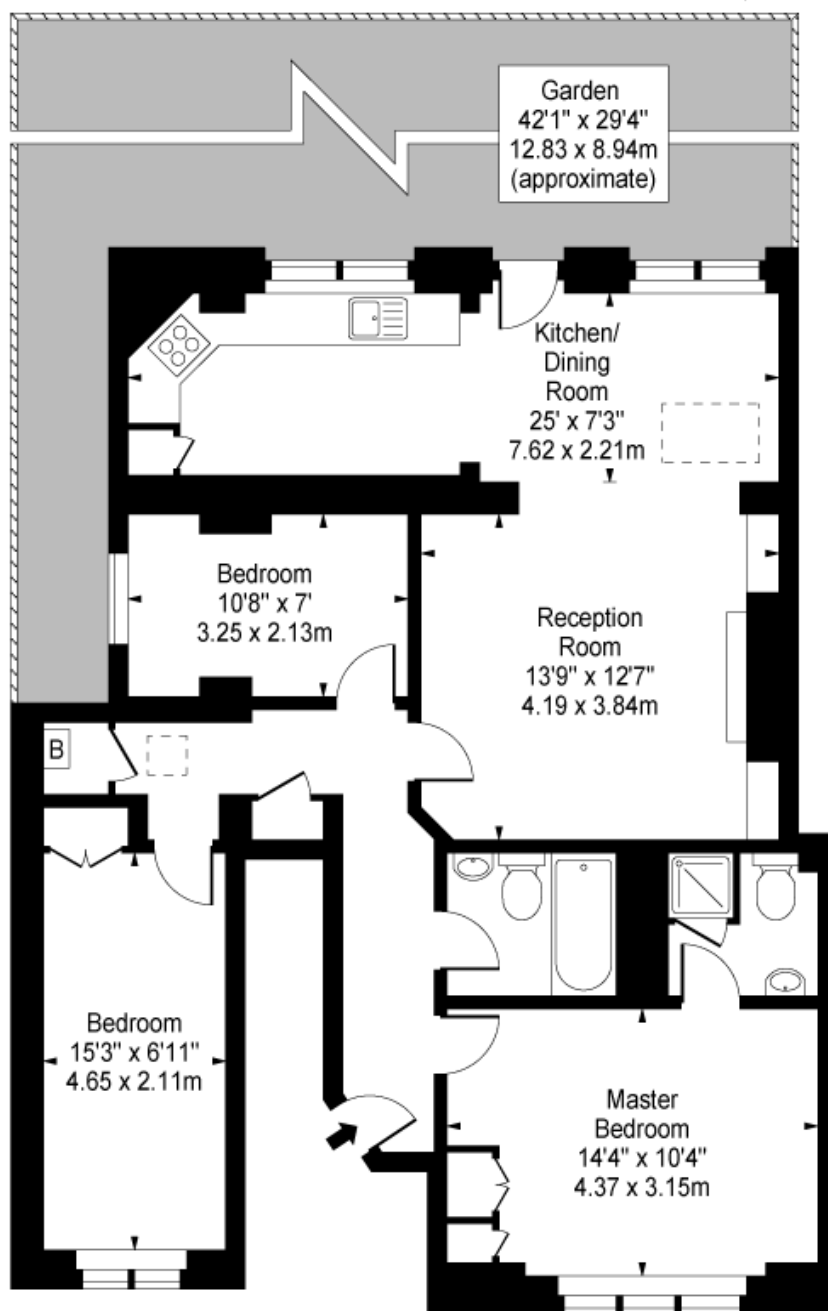
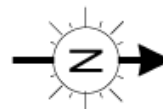
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Ground Floor

Approx Gross Internal Area **940 Sq Ft - 87.33 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk

