

**Directions**

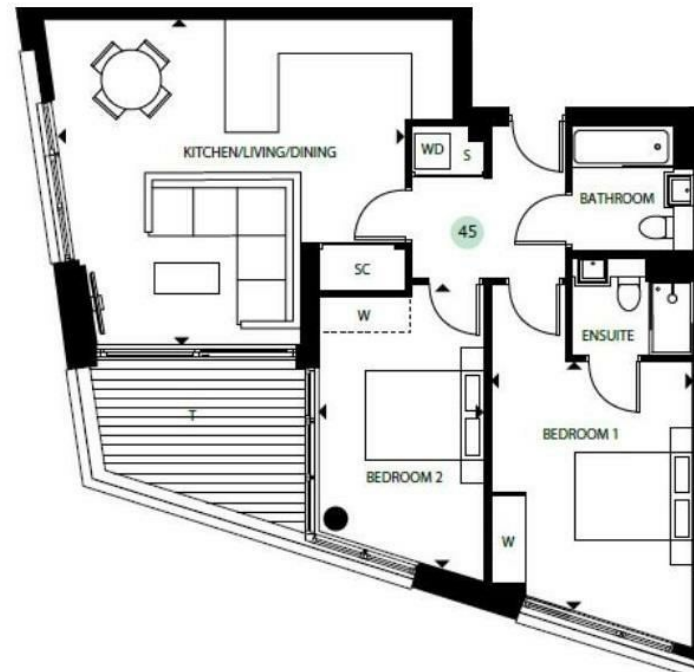
**Viewings**

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

**EPC Rating**

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

**Jewel House**



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**5 Jewel House, 5 Sterling Way, London, N7 9HL**

**Asking Price £810,000**

- Impressive two bedroom apartment
- Hardwood flooring
- Private balcony and communal roof terrace
- 24 Hour Concierge
- Piccadilly Line from Caledonian Road Station (0.3 Miles)
- Underfloor heating throughout
- Sleek kitchen with top spec appliances
- En-suite to principal bedroom
- Residents' gym and business lounge

## 5 Sterling Way, London N7 9HL

Petty Son and Prestwich are delighted to offer this contemporary two double bedroom, two bathroom apartment with private outdoor space and internal, underfloor heating throughout.



Council Tax Band: E



Offering a range of convenient on-site facilities including 24-hour concierge, gym, business lounge, and roof terrace, Jewel House is one of the exciting recent London Square developments to offer on-site luxury in a superb location. Backing onto a picturesque park and surrounded by many more, including Caledonian Park; an urban oasis with history dating back over 500 years, the property offers easy escape to green space without compromising on transport links. Caledonian Road Station (Piccadilly Line – 0.3 Miles), Caledonian Road & Barnsbury (Overground – 0.5 Miles) and Highbury and Islington Station's (Victoria Line/ Great Northern Line and Overground – 0.9 Miles) are all a short walk away, whilst King's Cross St Pancras International is one stop away, offering excellent national and international links.

**BEDROOM.**  
15'8" x 9'1"

The flat comprises a large open plan living area with access to a private balcony, two double bedrooms, both with bespoke fitted wardrobes, a utility cupboard housing a washer/drier and sleek modern bathroom. Underfloor heating runs throughout the Hardwood, herringbone flooring in the living space, both bathrooms and carpets in the bedroom. Both bedrooms are well proportioned with one enjoying direct access to the balcony and other a shower room. The kitchen provides ample seating and storage in the form of a large breakfast bar topped with Composite Silestone worktop and kitchen with a range of top spec integrated appliances including Siemens oven, microwave oven, induction hob, fridge freezer, dishwasher and Miele telescopic extractor. The property further benefits from a lift to all floors, communal aerial and satellite system wired for Sky to living area and master bedroom and video entry system.

Council Tax Band: E

EPC Rating: B86

Lease Information: 999 years from 1 January 2016  
(992 years currently remain)

Service Charge: £4708.86 per annum

Ground Rent: £450 per annum

Buildings Insurance: £1387 per annum

**KITCHEN/LIVING/DINING ROOM**

18'10" x 17'11"

**BEDROOM**

15'8" x 9'1"