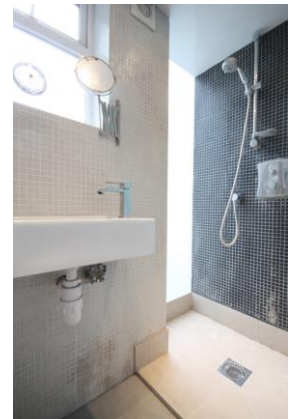


Caledonian Road, Islington, N1



- Convenient Location
- Well Presented
- Neutral Decor
- High Ceilings

A modern and well-presented 1 double bedroom apartment with patio area, spacious reception room with open plan kitchen & modern shower room. Benefiting from high ceilings, double glazed windows & neutral decor. Conveniently located moments from all amenities within a short walk of Kings Cross, Angel, Upper Street, Highbury & Islington

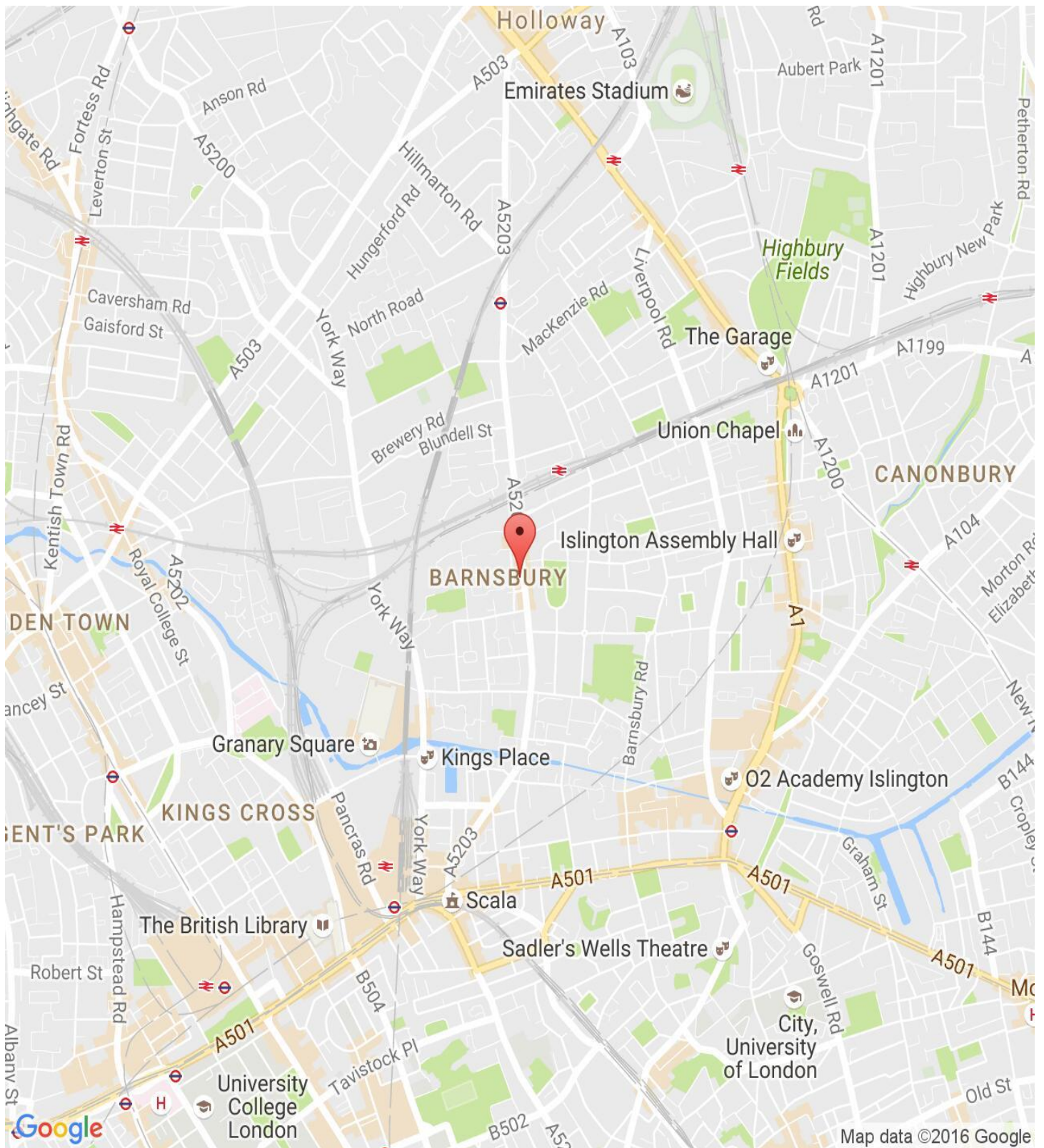


Caledonian Road, Islington, N1



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A	✗	✗
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A	✗	✗
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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161 Kentish Town Road, Camden, London, NW1 8PD T: 020 7284 4747 E: info@rochesterplace.co.uk W: www.rochesterplace.co.uk

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Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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