

## CALDY WALK, LONDON, N1

### 3 BED APARTMENT

£550,000  
LEASEHOLD

A well-presented and generously proportioned three-bedroom duplex apartment extending to approximately 947 sq ft, access with its own secure gate entrance on Caldy Walk, N1. This spacious home provides excellent lateral living across two floors, ideal for families, professional sharers or buyers seeking flexible accommodation in a prime Islington location. The apartment has an extended lease of 172 years.

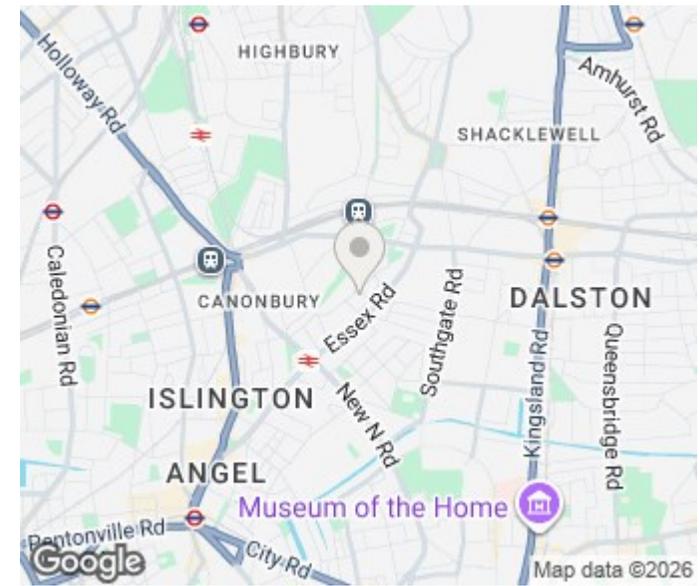
The property features a bright and comfortable reception room, complemented by a separate fitted kitchen, creating a well-balanced and practical layout. The accommodation includes three well-proportioned bedrooms and two bathrooms, offering both convenience and functionality.

A key highlight is the private front garden, providing valuable outdoor space perfect for relaxing, entertaining or everyday use. The gated setting enhances both privacy and security, making this an appealing home for a wide range of buyers.

# Hemmingfords



<b>APPROX. GROSS INTERNAL FLOOR AREA 974 SQ FT / 90 SQM</b>	<b>Caldy Walk</b>
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date: 19/03/26</small>
	<b>photoplan</b>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Sales  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

**Hemmingfords**