

HUNTERS[®]

HERE TO GET *you* THERE



Caledonian Road

London, N7 9DQ

£1,600 Per Calendar Month



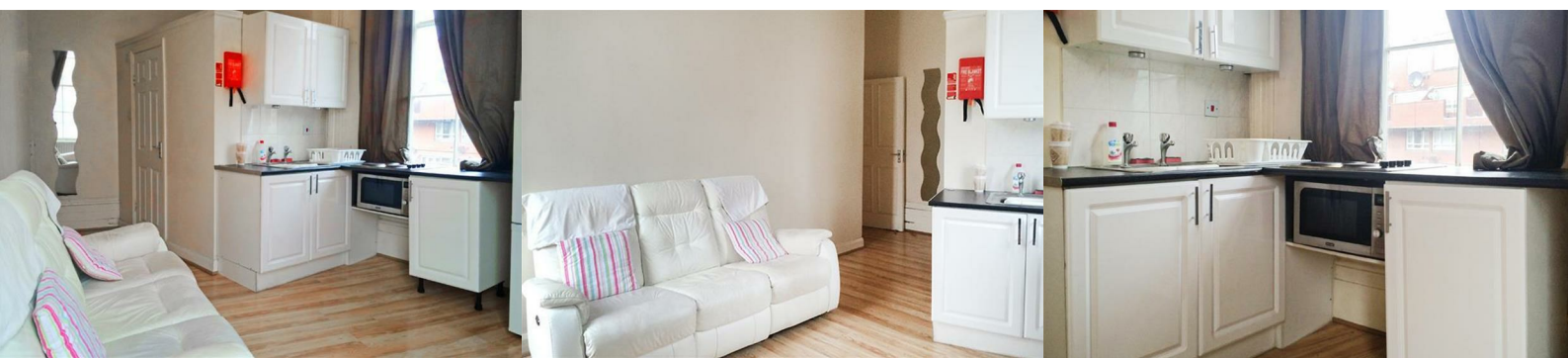
Hunters Camden are delighted to present this spacious one-bedroom flat, ideally situated on Caledonian Road, offering excellent access to local amenities and transport links.

Located on the first floor above a pub, this well-proportioned property combines generous living space with charming period features, including high ceilings and large windows throughout, creating a bright and airy feel.

The accommodation comprises a spacious double bedroom, a bathroom with shower, and a bright open-plan kitchen and living area, providing a versatile space for both relaxing and entertaining.

The property will be repainted and refurbished prior to a new tenancy, ensuring the accommodation is refreshed and ready for the incoming tenant. The current presentation should therefore be viewed with this in mind.

The property can be offered furnished or unfurnished, providing flexibility to suit your requirements. Water and heating are included in the rent, providing added convenience and helping to keep monthly household costs



Travel
Nearest Stations:

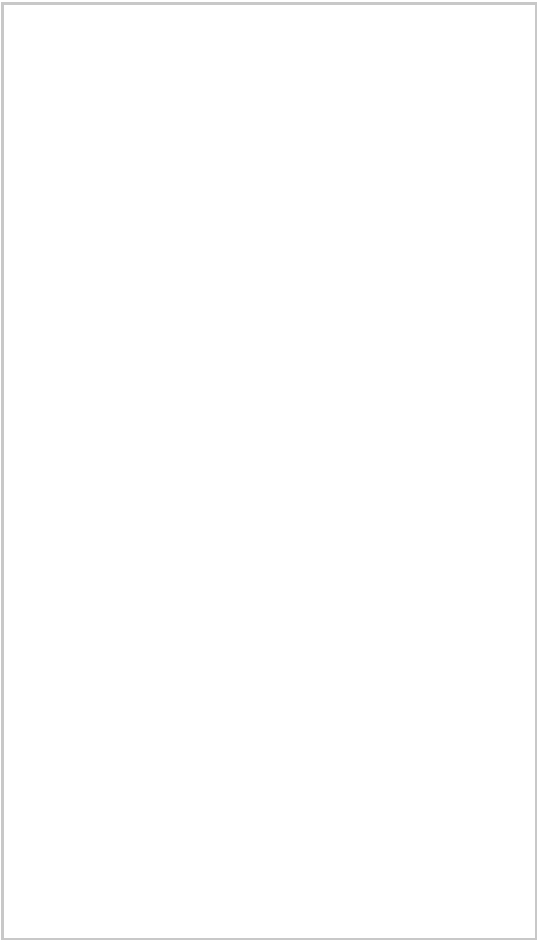
- Caledonian Road & Barnsbury (0.2 miles)
- Caledonian Road (0.4 miles)
- Highbury & Islington (0.8 miles)

- Additional Information
- Council Tax Band: A
 - EPC Rating: D

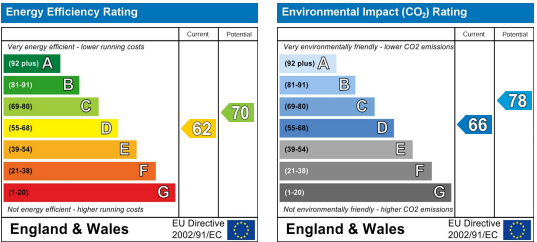
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.