LESSEL

13 Copper House Market Road, London, N7 9HP

£3,400 Per Month

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Lessel Limited is delighted to launch a stunning spacious, fully furnished two bedroom apartment, with balcony; located on the second floor of this new development known as London Square, Caledonian Road with an internal space of 73.67 sq ft

The apartment benifits from under floor heating throughout with high spec laminated floors in the living areas, quality carpets in both bedrooms and luxury fully tiled bathrooms.

The open plan kitchen/dining/living room leads on to the balcony which extends the full width of the property with pleasent views over the communal gardens. The fully fitted kitchen features include Siemens integrated oven, microwave, fridge freezer, dishwasher and induction hob. The separate service cupboard houses a washer dryer, ample storage space and utilities/media connections.

The generously sized master bedroom incorporates high quality fitted wardrobes and a stylish en-suite.

The property further benefits from a 24hr-concierge service, communal gardens, and a gymnasium.

Caledonian Road offers a variety of independent shops, cafes, restaurant and bars and is conveniently located to both Caledonian Park and Market Road gardens and to the bustling Holloway Road, Emirates Stadium and Granary Square.There are great tube and bus links to Kings Cross and St Pancras station.
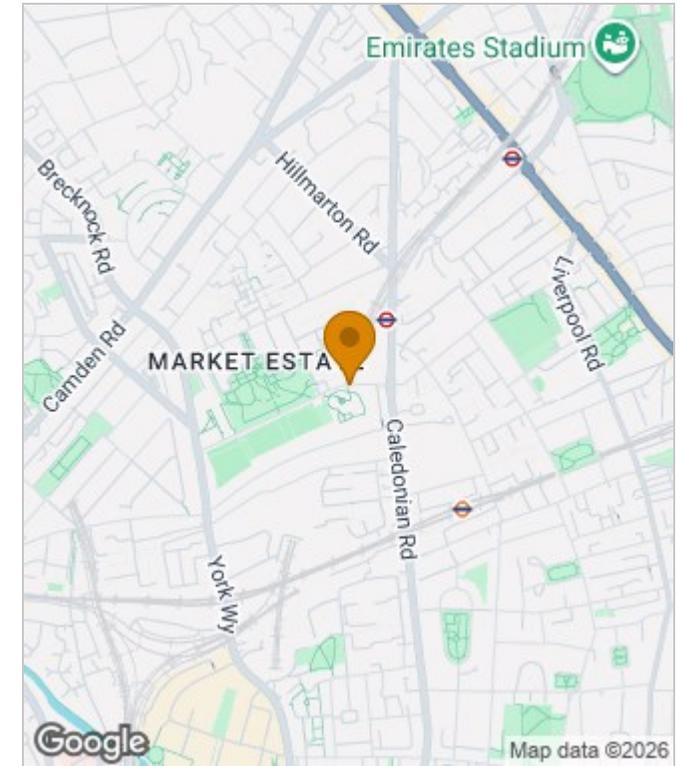
Description

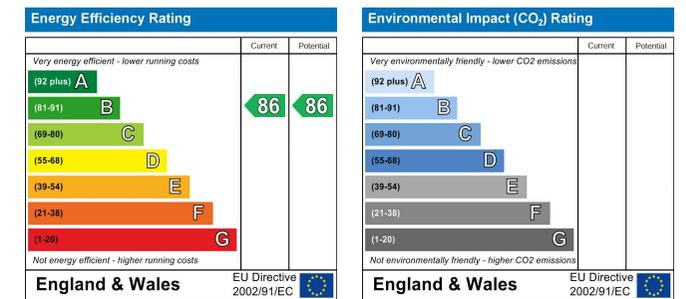**Situation**

Furnished
Council Tax Band:
Available: 7th April 2026

Floor Plans

**Copper House,
Market Road, N7**

Approx. Gross Internal Area *
790 Ft² - 73.39 M²

Balcony
11'10" x 9'
3.61 x 2.74m

N

Kitchen/
Reception
Room
22' x 12'1"
6.71 x 3.68m

Bathroom
6'10" x 6'9"
2.08 x 2.06m

Store

Store

Shower
Room
6'8" x 5'4"
2.03 x 1.63m

Bedroom
13'11" x 9'4"
4.24 x 2.84m

Bedroom
13'11" x 10'4"
4.24 x 3.15m

Third Floor

Every attempt has been made to ensure the accuracy of this floor plan
however. measurements are approximate and for illustration purposes only.
Measured in accordance with the RICS code of measuring practice. Not to scale
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Area Map

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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