



Caedmon Road

Islington, N7

Asking Price £650,000

A spacious and light 2 double bedroom, 2 bathroom split level apartment set on the second and third floors with access to a private rooftop terrace all located close to superb transport links at Holloway Road underground station.

CHESTERTONS



Caedmon Road

Islington, N7

- Top floor split level apartment
- Two true double bedrooms
- Two modern & stylish bathrooms
- Large private rooftop terrace
- Superb transport links at Holloway Road underground station.



A spacious and light 2 double bedroom, 2 bathroom split level apartment set on the second and third floors with access to a private rooftop terrace all located close to superb transport links at Holloway Road underground station.

This superb home with wooden floors throughout comprises, two fantastic sized double bedrooms which both have built in wardrobes, two modern & stylish bathrooms, a semi open plan reception room/kitchen area that has a well equipped kitchen area with ample storage and the reception room has direct access to the large private roof terrace with views towards central London.

Caedmon Road affords superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) providing superb links around London, Holloway Road station (Piccadilly Line) with trains through the West End out to Heathrow and the buzz of Upper Street are only a short walk. Alternatively the gastro pubs of the Duchess Of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose (with parking) on Holloway Road.

Tenure: Leasehold 96 years 7 months

Service Charge: £1780 Includes buildings insurance & annual contribution to sinking fund

Ground Rent: £20

Local Authority: (1068) Islington Council

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

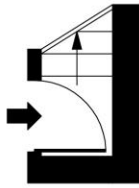
N1 2XQ

islington@chestertons.co.uk

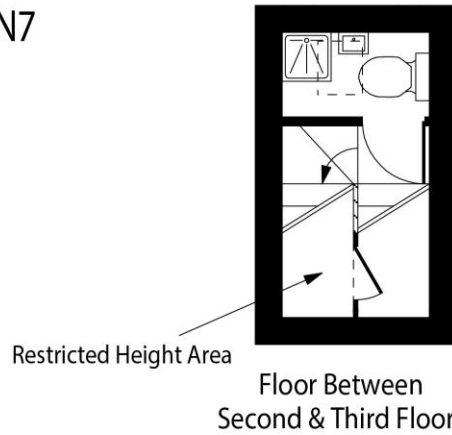
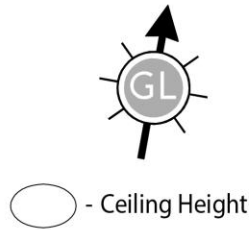
020 7359 9777

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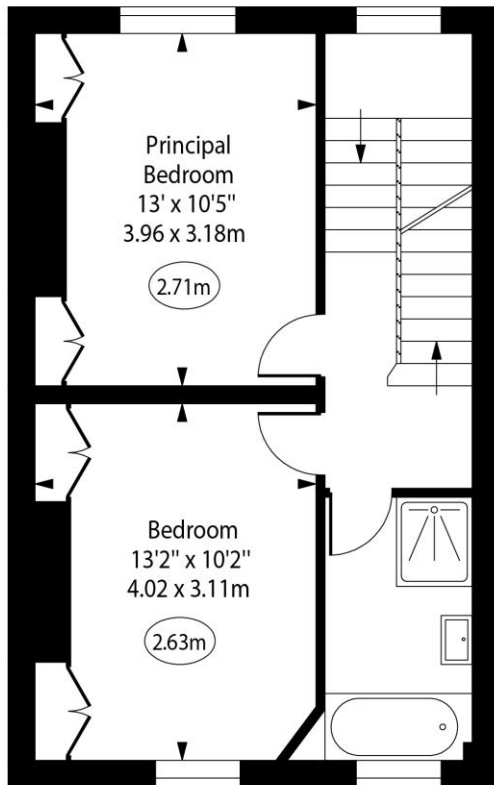


First Floor
Entrance

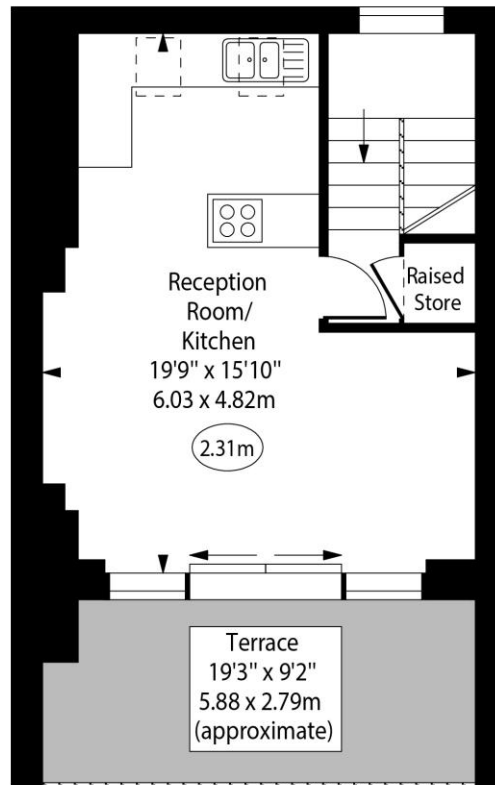


Restricted Height Area

Floor Between
Second & Third Floor



Second Floor



Third Floor

Approx Gross Internal Area

790 Sq Ft - 73.39 Sq M

Approx. Floor Area Including Restricted Heights

800 Sq Ft - 74.32 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 033061R