



## CALEDONIAN ROAD, N1

£1,000,000

Vacant Possession  
Three Double Bedroom  
Current HMO  
Over 1400 Sq Ft  
Large Reception Room  
High Ceilings Throughout

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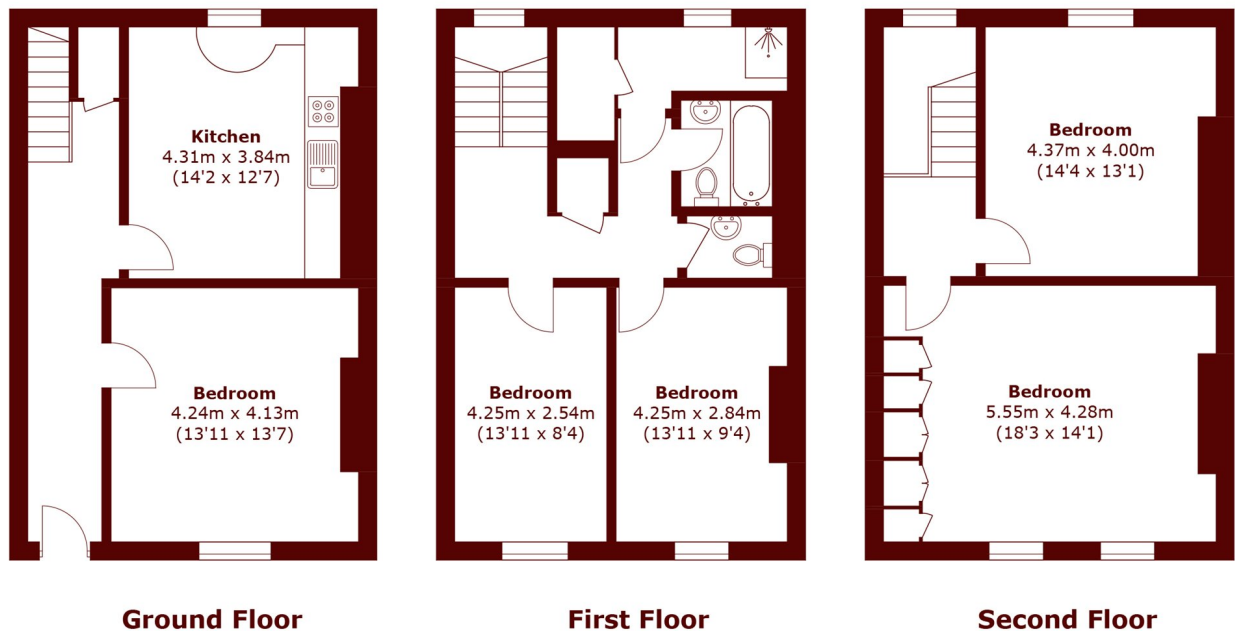
# ABOUT THE PROPERTY

A spacious three-double-bedroom maisonette, currently configured as a five-bedroom HMO, but easily convertible back to its original layout. Spread over three floors, the property offers over 1,538 sq ft of versatile living space and comes with the opportunity to also purchase the lower ground as a separate purchase.

Caledonian Road is situated on one of Islington's most accessible and well-connected thoroughfares in London, N1. The property enjoys excellent transport links with Caledonian Road & Barnsbury Overground, Caledonian Road Underground (Piccadilly Line) and major national rail connections at King's Cross & St Pancras International all within easy walking distance, making



# STEP INSIDE CALEDONIAN ROAD



Total area (approx.): 142.9 sq. m (1,538.1 sq. ft)

Camden  
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Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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