



Burns House

Caledonian Road, N7

Offers in excess of
£380,000

A extremely well-presented Grade II listed one bedroom apartment that has been renovated to a high standard all located within a short distance to Caledonian Road Underground station & local amenities.

The wonderful home comprises, a welcoming entrance hall with French oak parquet flooring throughout the property, a modern tiled shower room, separate wc, large bright principal bedroom with built in storage, a stylish integrated modern kitchen and a large reception room that has room for a dining table. Outside there is a well-kept communal garden with playground.

Burns House is well positioned near to Islington's trendy and vibrant Upper Street, and near to Coal Drops Yard, both offering a fantastic range of shops, bars and restaurants. It is also moments away from Caledonian Road underground station (Piccadilly line) and is also ideally located for access to Kings Cross offering a selection of transport services including the Eurostar and Mainland British Rail services.

CHESTERTONS



Burns House

Caledonian Road, N7

- Stylish 2nd floor apartment
- Large principal bedroom with built in storage
- Grade II listed
- Sold with no onwards chain
- Within a short distance to Caledonian Road Underground station & local amenities.



Tenure: Leasehold 171 years 5 months
Service Charge: £2,928 Includes building insurance
Ground Rent: £0
Local Authority: Islington
Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

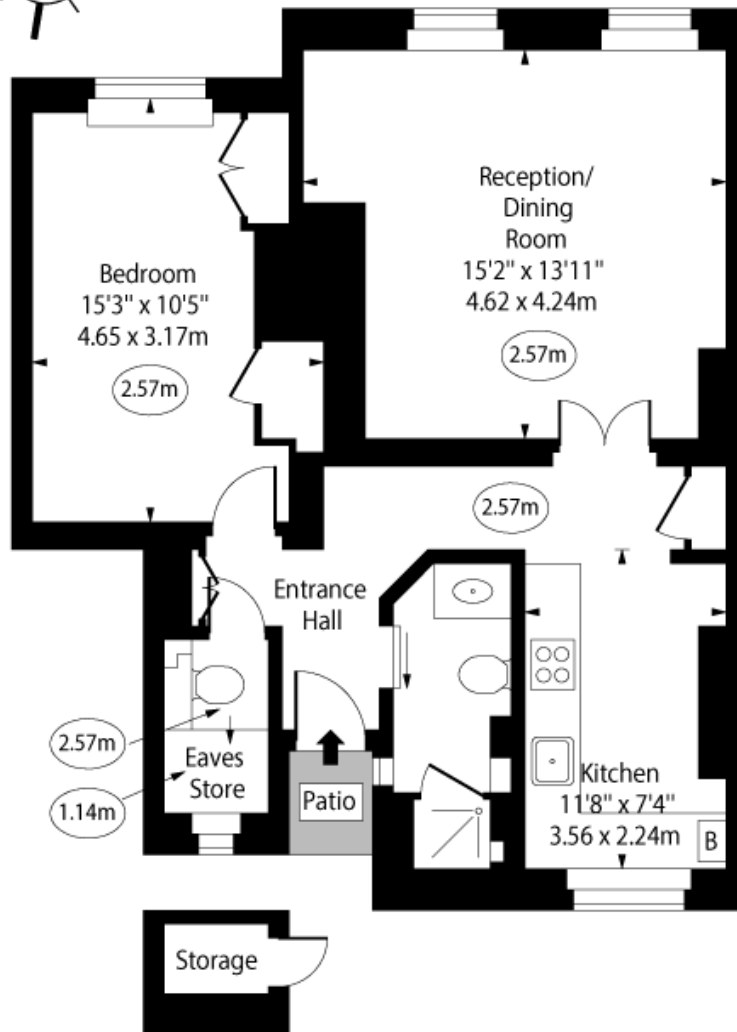
Chestertons Islington Sales

327-329 Upper Street
Islington
London
N1 2XQ
islington@chestertons.co.uk
020 7359 9777
chestertons.co.uk

Burns House,
Caledonian Road, N7



○ - Ceiling Height



Second Floor

Approx Gross Internal Area 612 Sq Ft - 56.85 Sq M
(Excluding Storage)

Approx. Floor Area Including Restricted Heights 622 Sq Ft - 57.78 Sq M
(Excluding Storage)

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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