Jewel House

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Sterling Way, London

Asking Price £770,000 Leasehold

- Impressive two bedroom apartment
- Hardwood flooring
- Private balcony and communal roof terrace
- 24 Hour Concierge
- Piccadilly Line from Caledonian Road Station (0.3 Miles)
- Underfloor heating throughout
- Sleek kitchen with top spec appliances
- En-suite to principal bedroom
- Residents' gym and business lounge

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Petty Son and Prestwich are delighted to offer this contemporary two double bedroom, two bathroom, first floor apartment, with private outdoor space and internal, underfloor heating throughout.

2 2 1 Council Tax Band: E

Offering a range of convenient on-site facilities including 24-hour concierge, gym, business lounge, and roof terrace, Jewel House is one of the exciting recent London Square developments to offer on-site luxury in a superb location. Backing onto a picturesque park and surrounded by many more, including Caledonian Park; an urban oasis with history dating back over 500 years, the property offers easy escape to green space without compromising on transport links. Caledonian Road Station (Piccadilly Line – 0.3 Miles), Caledonian Road & Barnsbury (Overground – 0.5 Miles) and Highbury and Islington Station's (Victoria Line/ Great Northern Line and Overground – 0.9 Miles) are all a short walk away, whilst King's Cross St Pancras International is one stop away, offering excellent national and international links.

The firs floor apartment comprises a large open plan living area with access to a private balcony, two double bedrooms, both with bespoke fitted wardrobes, a utility cupboard housing a washer/drier and sleek modern bathroom. Underfloor heating runs throughout the Hardwood, herringbone flooring in the living space, both bathrooms and carpets in the bedroom. Both bedrooms are well proportioned with one enjoying direct access to the balcony and other a shower room. The kitchen provides ample seating and storage in the form of a large breakfast bar topped with Composite Silestone worktop and kitchen with a rage of top spec integrated appliances including Siemens oven, microwave oven, induction hob, fridge freezer, dishwasher and Miele telescopic extractor. The property further benefits from a lift to all floors, communal aerial and satellite system wired for Sky to living area and master bedroom and video entry system. There is no associated parking with the sale of this property.

Council Tax Band: E
EPC Rating: B86
Lease Information: 999 years from 1 January 2016 (988 years currently remain)
Service Charge: £3480.52 per annum
Ground Rent: £450 per annum
Buildings Insurance: £1387 per annum

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 +VAT per person.

KITCHEN/LIVING/DINING ROOM
18'10" x 17'11"

BEDROOM
15'8" x 9'1"

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