



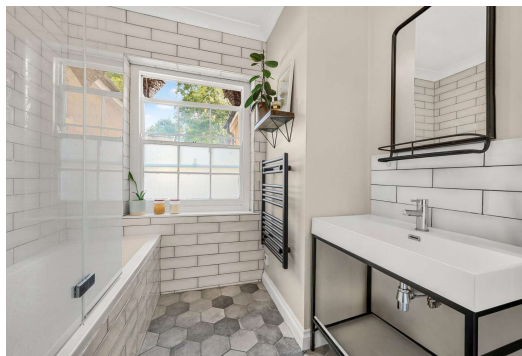
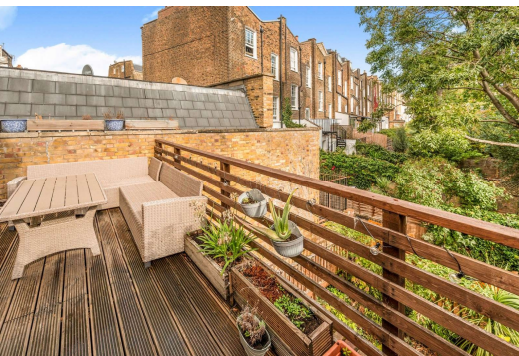
# Caledonian Road

Islington, N1

Asking Price £500,000

Situated on Caledonian Road, N1, this well-presented first-floor one-bedroom flat offers stylish and comfortable living in a convenient North London location.

**CHESTERTONS**



# Caledonian Road

## Islington, N1

- Well-presented first-floor one-bedroom flat
- Thoughtfully decorated throughout
- Large private rear terrace
- Excellent transport links



Thoughtfully decorated throughout, the property features a welcoming interior with a considered finish, creating a bright and inviting home. A particular highlight is the large private terrace to the rear, providing an excellent outdoor space for relaxing, entertaining or enjoying al fresco dining. An appealing property, ideal for a first-time buyer or professional seeking a well-maintained home with valuable private outdoor space.

The property is ideally situated on Caledonian Road, N1, offering convenient access to an excellent range of local amenities, including independent cafés, restaurants, supermarkets and everyday shops. Caledonian Road Underground station, served by the Piccadilly line, is within easy reach, while Caledonian Road & Barnsbury Overground station provides further transport connections across London. King's Cross and St Pancras International are also easily accessible, offering an extensive range of shops, restaurants and leisure facilities, as well as national and international rail connections. The area is well suited to commuters and those looking to enjoy the convenience and vibrancy of central London living.

\*Potential to extend over the terrace, subject to the necessary planning permissions and consents.

**Tenure:** Leasehold 117 years 2 months

**Service Charge:** £660

**Ground Rent:** £100

**Local Authority:** Islington

**Council Tax Band:** B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 71 C    | 78 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

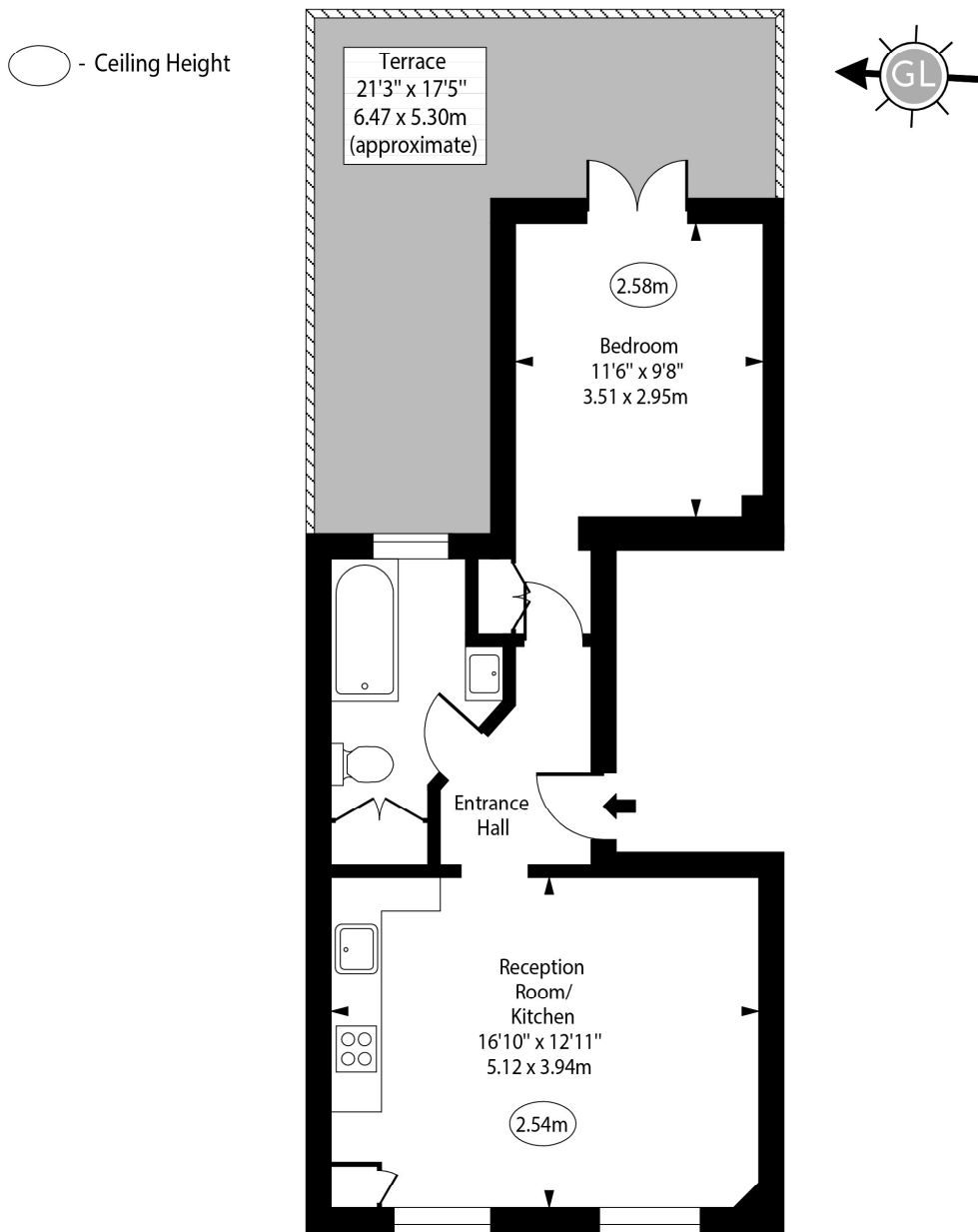
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## Caledonian Road, N1



First Floor

Approx Gross Internal Area      460 Sq Ft - 42.73 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. 033429J

