



382 Caledonian Road, London, N1 1DY

£475,000



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Alwyne Estates are delighted to offer this freehold shop and basement situated in a prominent location between Islington & Kings Cross and well served for public transport offering easy access to the City and West End. Moments from Caledonian Road and Barnsbury Overground Station.

Location:

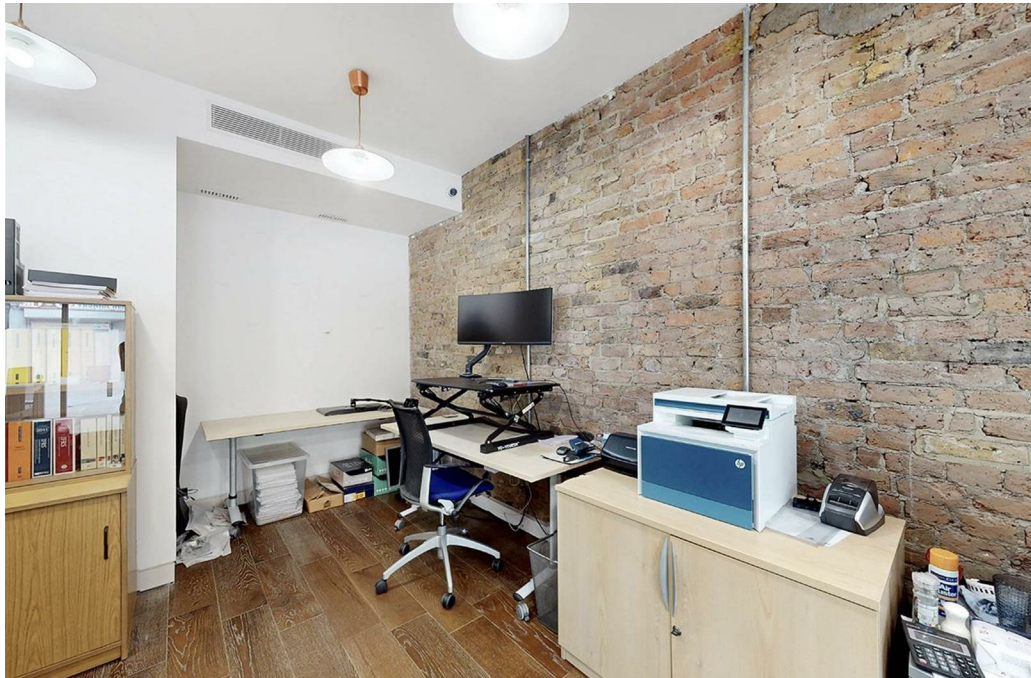
Located along the Caledonian Road within the desirable Barnsbury conservation area, the property is within walking distance of Caledonian Road (Piccadilly Line) and Highbury & Islington (Victoria Line/Overground) stations as well being adjacent to Caledonian Road and Barnsbury Overground Station. Positioned along the main stretch of the high street the property enjoys good exposure, footfall and is serviced by numerous bus routes.

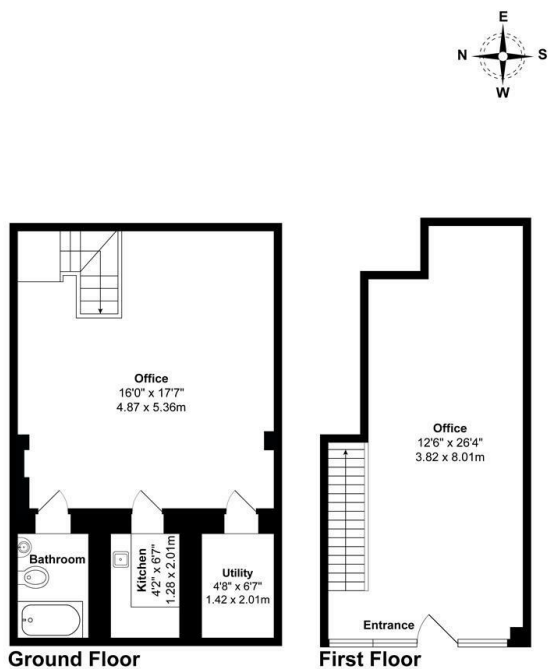
The shop is currently used as offices but would be suitable for retail, office or various other uses (Class E).

The property is spread over TWO FLOORS (ground and basement) with floor to ceiling double glazed frontage.

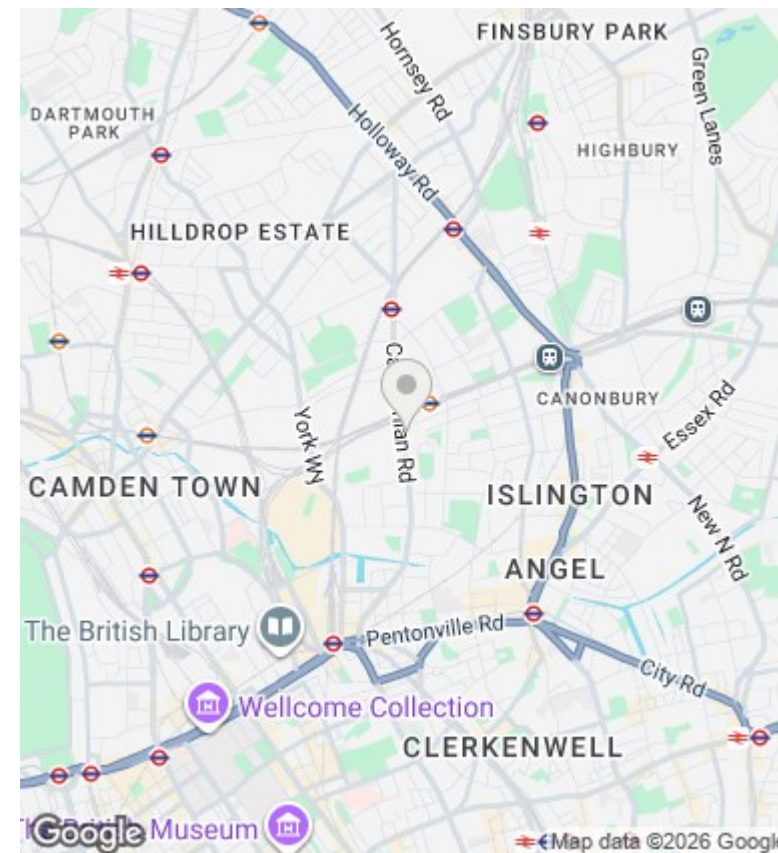


Council Tax Band: C





Caledonian Road N1
 Total Gross Internal Area = 718 ft² / 66.7 m²
 Floor plans are for identification and guideline purpose only not to scale
 Compliant RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

