

**CALEDONIAN ROAD N7
£750,000 SHARE OF FREEHOLD**

Offering for sale a three bedroom, each with an en-suite, flat set on the second and third (top) floors of a period building, with a private roof terrace.





The flat is located along Caledonian Road, nearest tube stations being Caledonian Road and Holloway Road (both Piccadilly line) and close to local bus services and shops. The Kings Cross area is a one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat comprises of a reception room with an open plan kitchen, a bedroom with access to a roof terrace (and a ensuite bathroom) all on the second floor, with two bedrooms both with ensuite shower rooms on the third (top) floor above

TENURE: 125 Years Lease from 25th March 1998

SHARE OF FREEHOLD

SERVICE CHARGE: We have been advised by the owners they pay one third of any communal bill - Unverified

Council Tax: London Borough of Islington - Council Tax Band: E (£2,217.59 for 2023/24).













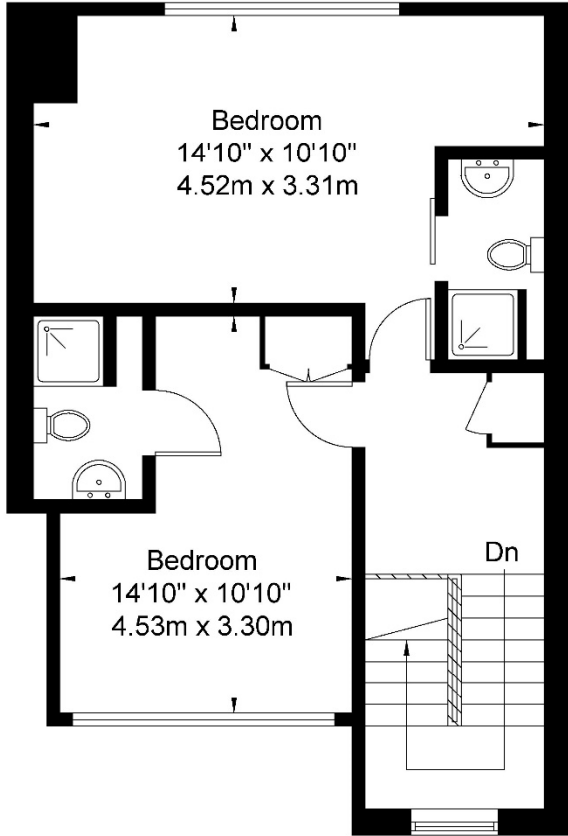
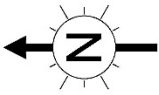
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

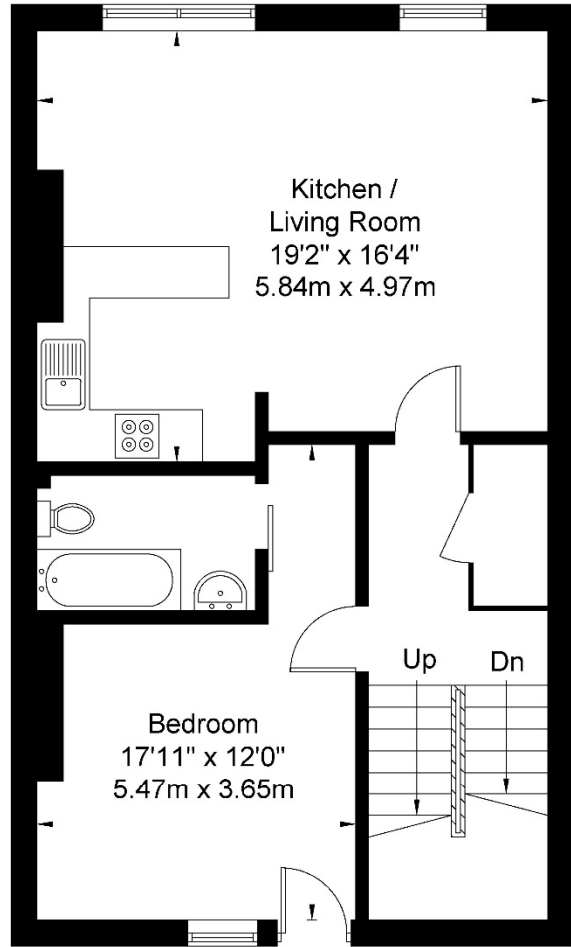
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Caledonian Road N7 9RN

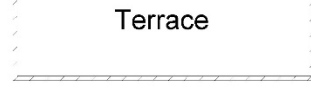
Approx. Gross Internal Area = 111.3 sq m / 1198 sq ft



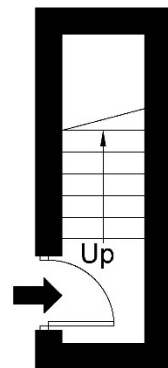
Third Floor



Second Floor



Terrace



Entrance Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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