

**CALEDONIAN ROAD N1
OFFERS IN EXCESS OF
£650,000 LEASEHOLD**

Offering for sale a well-presented two/three bedroom split-level flat set on the second and third (top) floors, with its entrance on the first floor off of a communal hallway.





The property is located on Caledonian Road, nearest tube stations being Kings Cross (various lines) and Caledonian Road (Piccadilly line) and close to Caledonian Road & Barnsbury overground station, local bus services, shops, St Pancras Eurostar services, the Regents Canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat, which is set above commercial premises, offers spacious well-planned living accommodation and is arranged with a reception room connecting to a kitchen with a breakfast bar and a utility cupboard all on the second floor, with stairs off the hallway up to a shower room, two bedrooms and a third bedroom/study on the top floor above.

A word from the owner....."We've loved renovating this apartment since 2015. On the primary floor, several walls were removed to create an open-plan reception/dining area and a new kitchen with breakfast bar. New wood flooring was laid, new lighting and new radiators also installed. Comprehensive storage has been added throughout including floor-ceiling bookcase, two large wardrobes & linen storage. The apartment has also been repainted throughout over last 14 months. The apartment is bright, spacious, and positioned in a fantastic location with Angel, Kings Cross & Highbury all within 15mins walk or less. Everything you could need – shops, restaurants, bars, theatres & cinemas on your doorstep, alongside numerous transport links."

TENURE:	125 Years Lease from 10th July 2015
GROUND RENT:	£75 p.a and increasing throughout the term of the lease
SERVICE CHARGE:	To be confirmed
Parking:	We have been advised by the owner you would need a resident's permit.
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data	Ultrafast Broadband services are available via Openreach, Virgin Media.
Construction Type:	The owner has advised brick with tiled roof
Heating:	Gas central heating

Lease Restrictions & Covenants Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat to a Local Authority or Housing Association or anyone else without agreeing a Deed with the Freeholder that the lease terms will be observed, such Tenant to provide satisfactory references.

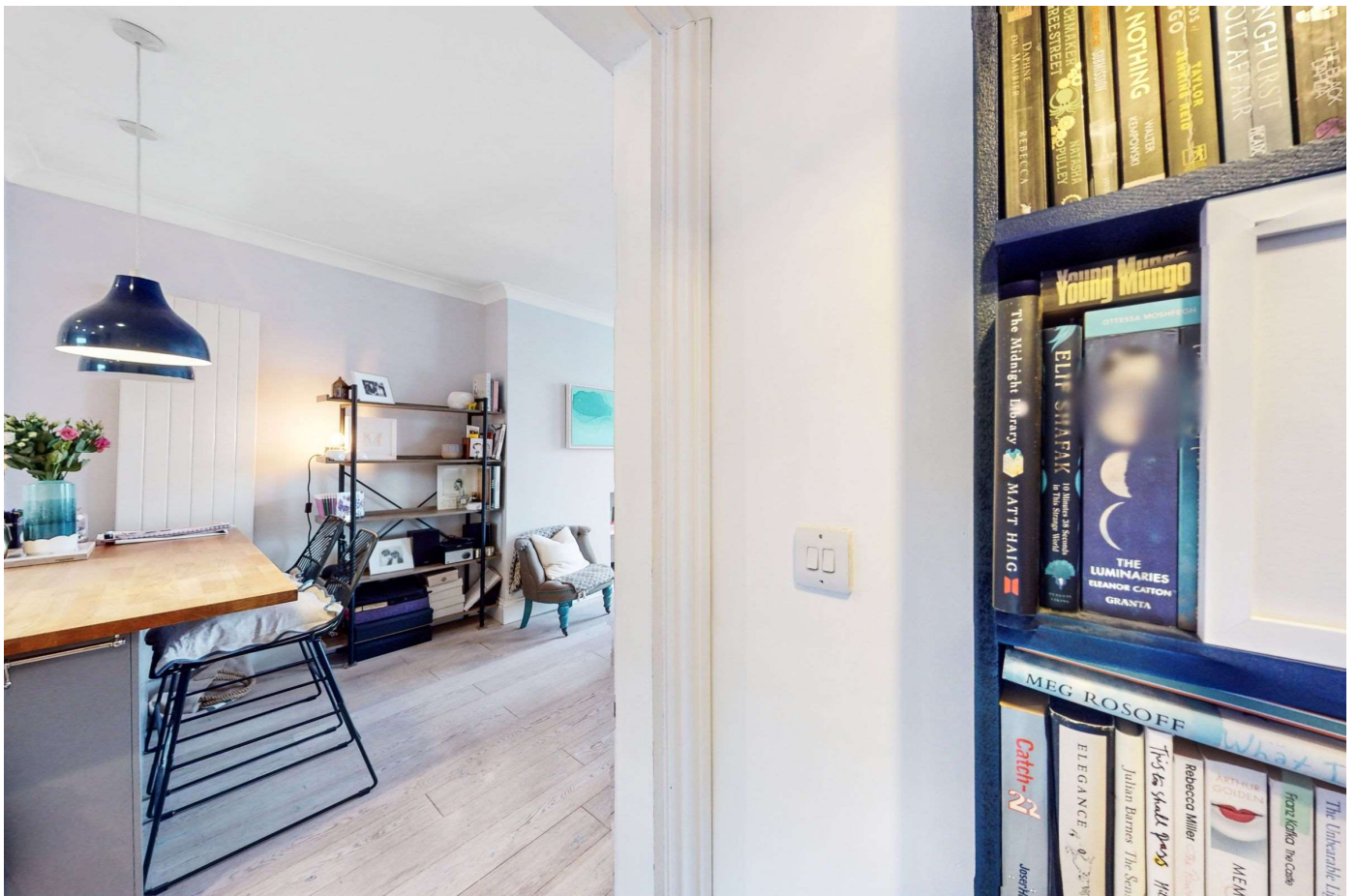
Council Tax: London Borough of Islington - Council Tax Band: C (£1,707.13 for 2024/2025)











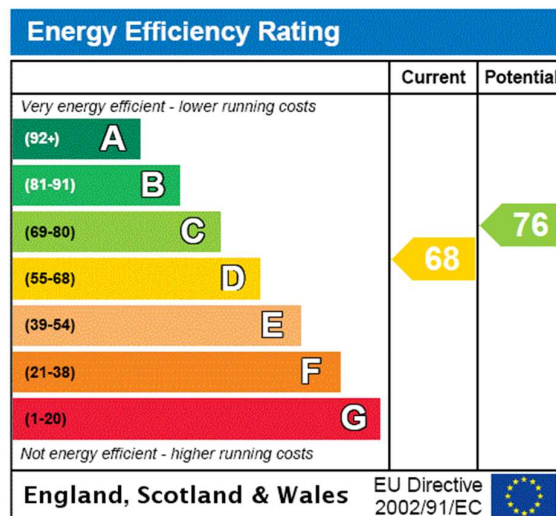






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.

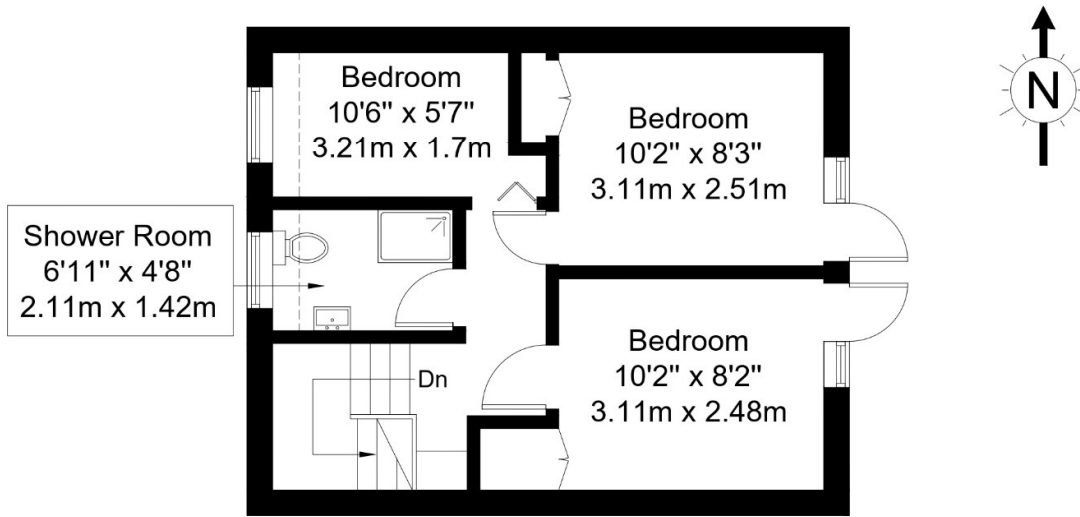


Caledonian Road, N1 1ED

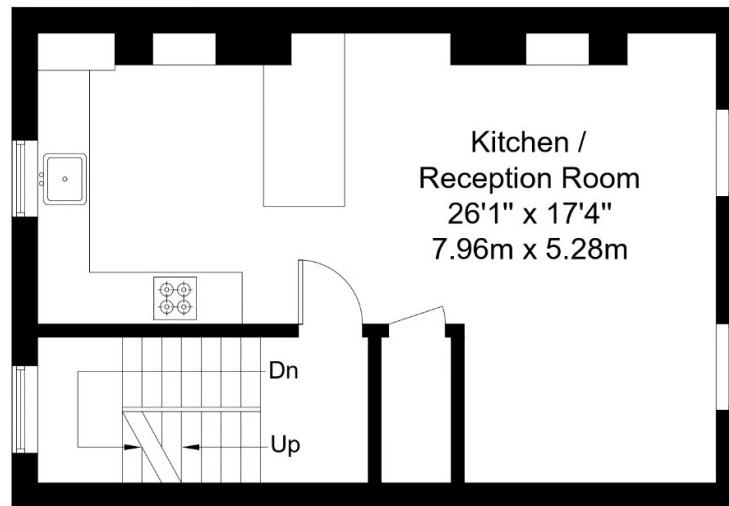
Approx Gross Internal Area = 78.7 sq m / 847 sq ft

Restricted head height = 1 sq m / 11 sq ft

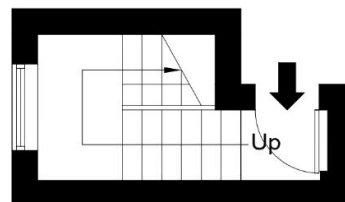
Total = 79.7 sq m / 858 sq ft



Third Floor



Second Floor



First Floor

Ref :

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PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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