



CALEDONIAN ROAD, ISLINGTON, LONDON, N7  
£1,250,000 FREEHOLD

## A WONDERFUL 6 BEDROOM FREEHOLD HOUSE MOMENTS FROM THE TUBE

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## DESCRIPTION:

Spanning in excess of 1,700sqft is this six-bedroom, freehold house set moments from Caledonian Road underground station. The property has well-proportioned rooms throughout and is flooded with natural light. Accommodation on the upper floors of the property includes five generous double bedrooms. The reception room is positioned on the ground floor, alongside the galley kitchen, storage room, a further double bedroom and a patio garden. The property is completed with a W/C and a family sized bathroom.

Caledonian Road is perfectly located for easy transport links throughout London, being set moments from Caledonian Road tube station (Piccadilly line) and Caledonian road and Barnsbury Overground taking you to West, East and South London. There are great bus routes taking you to Kings Cross and the West End. Numerous rail links can be found at Kings Cross and international links are made easy from St Pancras.

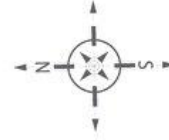
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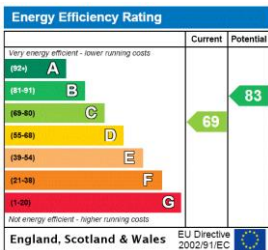
# Caledonian Road, N7

Approx. Gross Internal Floor Area 1762 sq. ft / 163.65 sq. m(Including Storage)  
 Approx. Gross Internal Floor Area 1712 sq. ft / 159.04 sq. m(Excluding Storage)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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