

# CALEDONIAN ROAD N1 £300,000 SHARE OF FREEHOLD

We are delighted to offer for sale a studio flat set on the ground floor of a Grade II Listed building, at the Kings Cross end of the road.





The property is set at the Kings Cross end of Caledonian Road, close to Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard. The property is also well served for local bus services, shops, cafes & restaurants.

The flat itself is arranged with a studio room, with access through to a separate kitchen, a shower room, together with a right to use a communal rear garden, owned by the freeholders who are lessees of the building.

**TENURE:** 999 Years Lease from 1<sup>st</sup> January 2011

**SHARE OF FREEHOLD**

**SERVICE CHARGE:** To be confirmed

**Parking:** Permit required for parking

**Utilities:** We have been advised by the owner the property is serviced by mains water, electricity and sewage.

**Broadband and Data Coverage** Ultrafast Broadband services are available (Openreach, Virgin Media. and the area has 5G data coverage for mobile phones.

**Construction Type:** We have been advised by the owner brick with a tiled or slate roof

**Lease Covenants:** Not to use the Flat for any purpose whatsoever other than as a private residential flat.

**Lease Restrictions:** To keep the floors covered with carpet except the kitchen and bathroom which should be properly and suitable covered.

Council Tax: London Borough of Islington - Council Tax Band: A (£1,209.60 for 2023/2024)







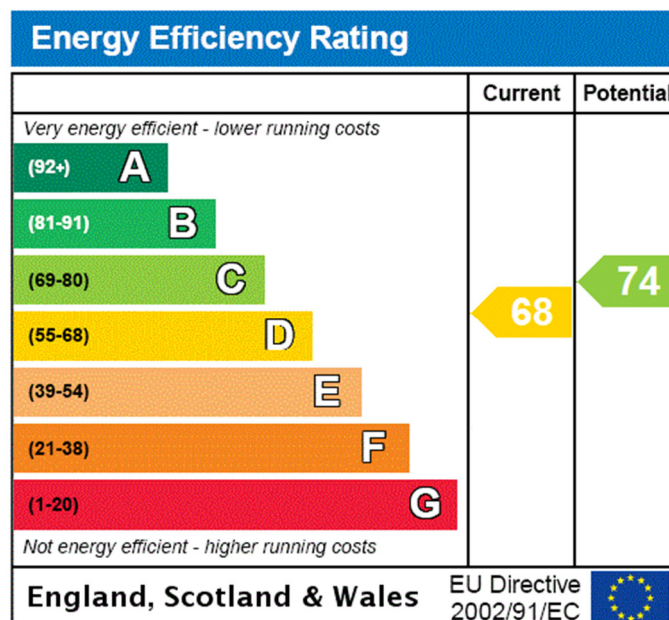






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

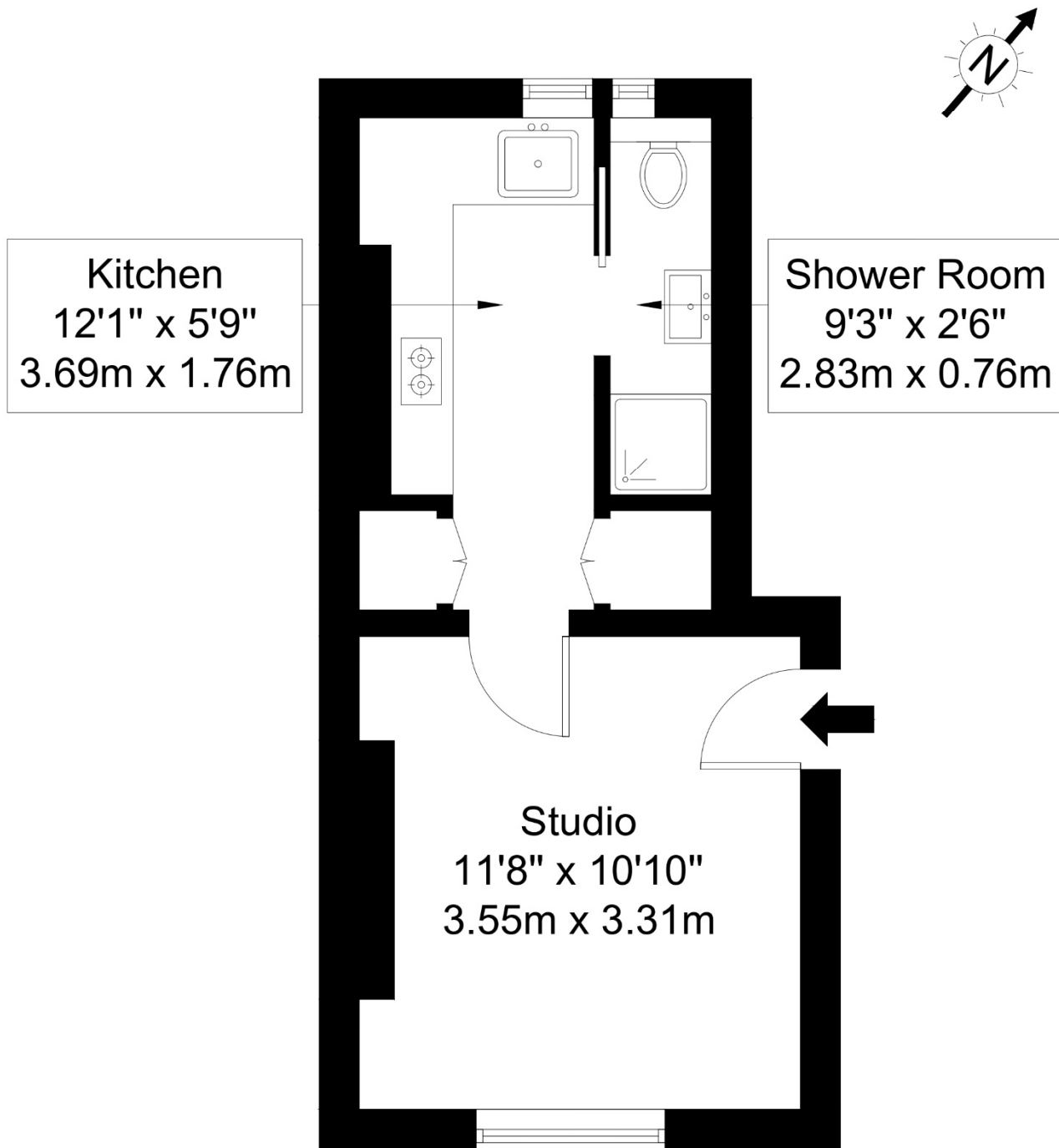
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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 9BT

Approx Gross Internal Area = 22 sq m / 237 sq ft



## Ground 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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