



CALEDONIAN ROAD, ISLINGTON, LONDON, N7  
£400,000 LEASEHOLD

## A WONDERFUL ONE BEDROOM FLAT WITH LARGE TERRACE

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## DESCRIPTION:

A fantastic, unique one bedroom in a converted pub moments from Caledonian Road underground station. Spanning 462sqft, the property is positioned on the first floor and is flooded with natural light throughout. The property has high ceilings and also large double-glazed windows, the open plan kitchen/reception room provides the perfect entertaining space and leads out to a wonderfully large terrace. The property is offered to the market chain free.

The property is well positioned near to Islington's trendy and vibrant Upper Street, offering a fantastic range of shops, bars and restaurants. It is also moments away from Caledonian Road underground station (Piccadilly line) and is also ideally located for access to Kings Cross offering a selection of transport services including the Eurostar and Mainland British Rail services.

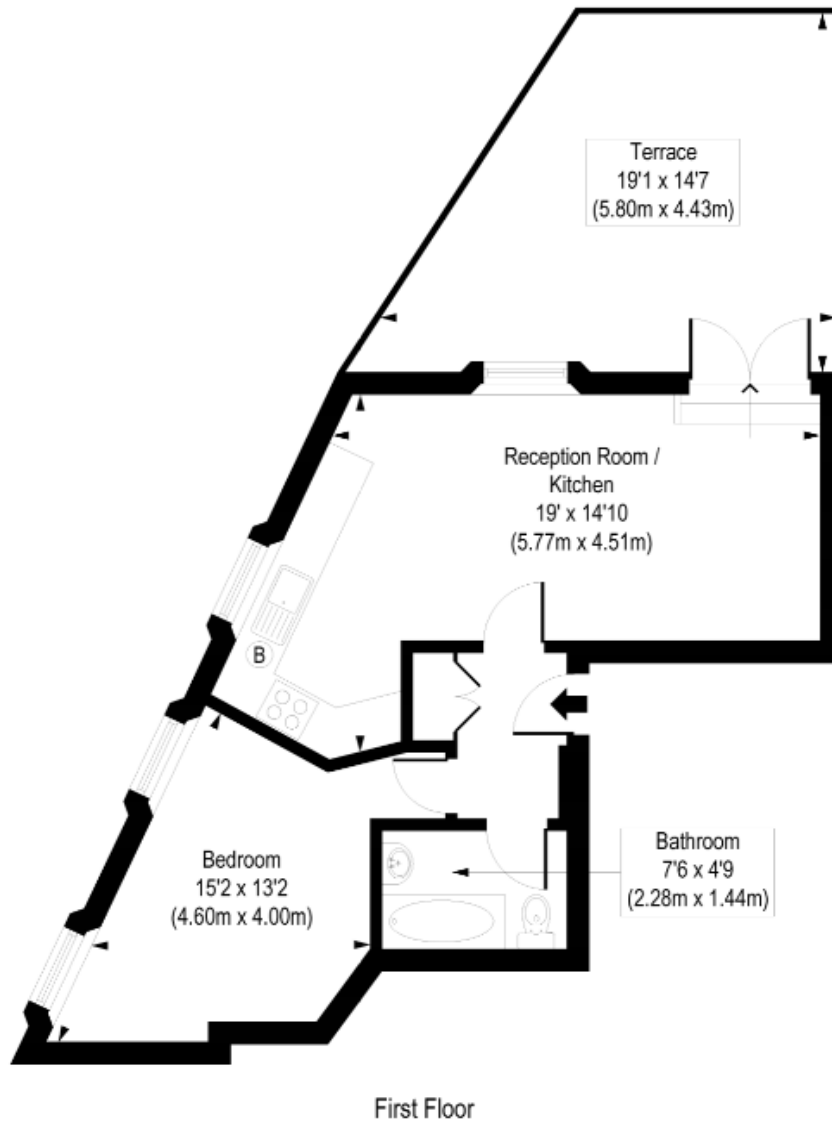
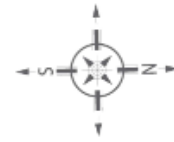
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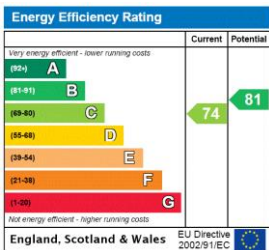
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Approx. Gross Internal Floor Area 462 sq. ft / 42.89 sq. m



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, features, 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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