

**CALEDONIAN ROAD N7
£550,000 SHARE OF FREEHOLD**

A bright and airy two bedroom flat set on the second floor of a period building, with direct access from the reception room to a private decked roof terrace & with excellent transport links.





The flat is located along tree-lined Caledonian Road in the Hillmarton Conservation area, 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 Underground/overground stations, Regents canal, Granary Square and all that the Kings Cross area encompasses

The flat comprises a reception room with direct access via double doors to a private decked roof terrace, a separate kitchen/breakfast room, two bedrooms, a bathroom and a balcony off the communal hallway by the flats front door.

Intenal viewing is recommended.

TENURE: 99 Years Lease from 25th March 1987

SHARE OF FREEHOLD:



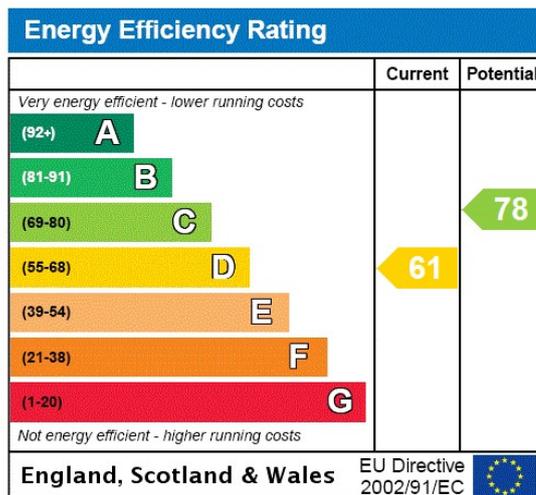


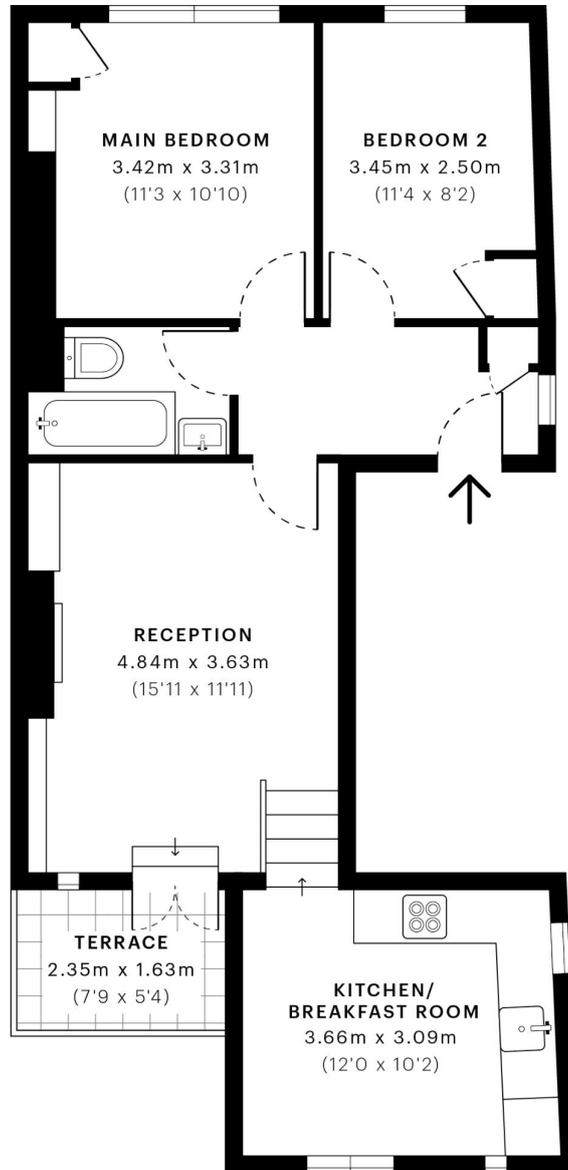




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





— Second Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
58.17 sqm / 626.14 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
54.83 sqm / 590.19 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.77 sqm / 40.58 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 60.54 sqm / 651.65 sqft
IPMS 3C RESIDENTIAL 58.60 sqm / 630.77 sqft

SPEC ID 602e70276c33cc0dce9d9d42