



**WALLACE HOUSE, CALEDONIAN ROAD, LONDON, N7  
OFFERS IN EXCESS OF £500,000 LEASEHOLD**

**A 842 SQ.FT. BRIGHT TWO BEDROOM FLAT  
WITH COMMUNAL GARDENS ONLY 0.2 MILES  
FROM CALEDONIAN ROAD UNDERGROUND**

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

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## DESCRIPTION:

A bright, airy and 851 sq. ft. two-bedroom, one bathroom, flat with separate kitchen and communal gardens only 0.2 miles from Caledonian Road Underground Station.

The property has been tastefully decorated with new flooring and kitchen worktops put in 2021. Upon entering you are greeted with a hallway that leads to kitchen on the left and large living room area in the front. The family bathroom with bathtub and overhead shower is located on the right side of the hallway with two double bedrooms located opposite.

The Grade II listed Wallace House, set back from Caledonian Road, is positioned close 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.

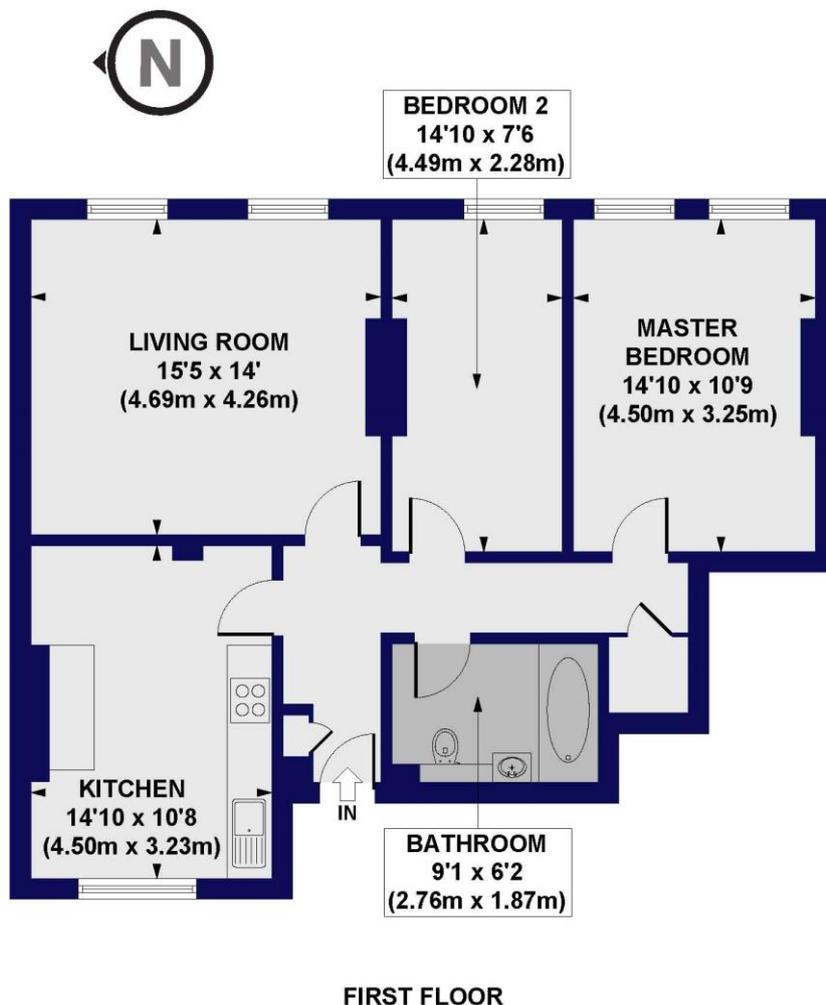
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

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**Wallace House, Caledonian Road, N7**  
 Approx. Gross Internal Floor Area 837 sq. ft / 77.78 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Tenure:** Leasehold  
**Term:** 171 year and 10 months (Subject to change)  
**Service Charge:** £3357 per annum (approx.)  
**Ground Rent:** £10 Annually (Subject to review)  
**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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