



VULCAN WAY, LONDON, N7
OFFERS IN EXCESS OF £375,000 LEASEHOLD

A 520 SQ. FT. ONE BEDROOM APARTMENT
WITH PRIVATE TERRACE 0.3 MILES TO
CALEDONIAN ROAD STATION

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

Standing at 520 sq. ft. approx. this bright and airy one bedroom apartment with private balcony/ terrace, separate kitchen, and three piece bathroom with bathtub, is located on the first floor of a purpose built block and offered on the market chain-free. The property is complete with two storage cupboards, once located near the bedroom door and a larger one located near the front entrance.

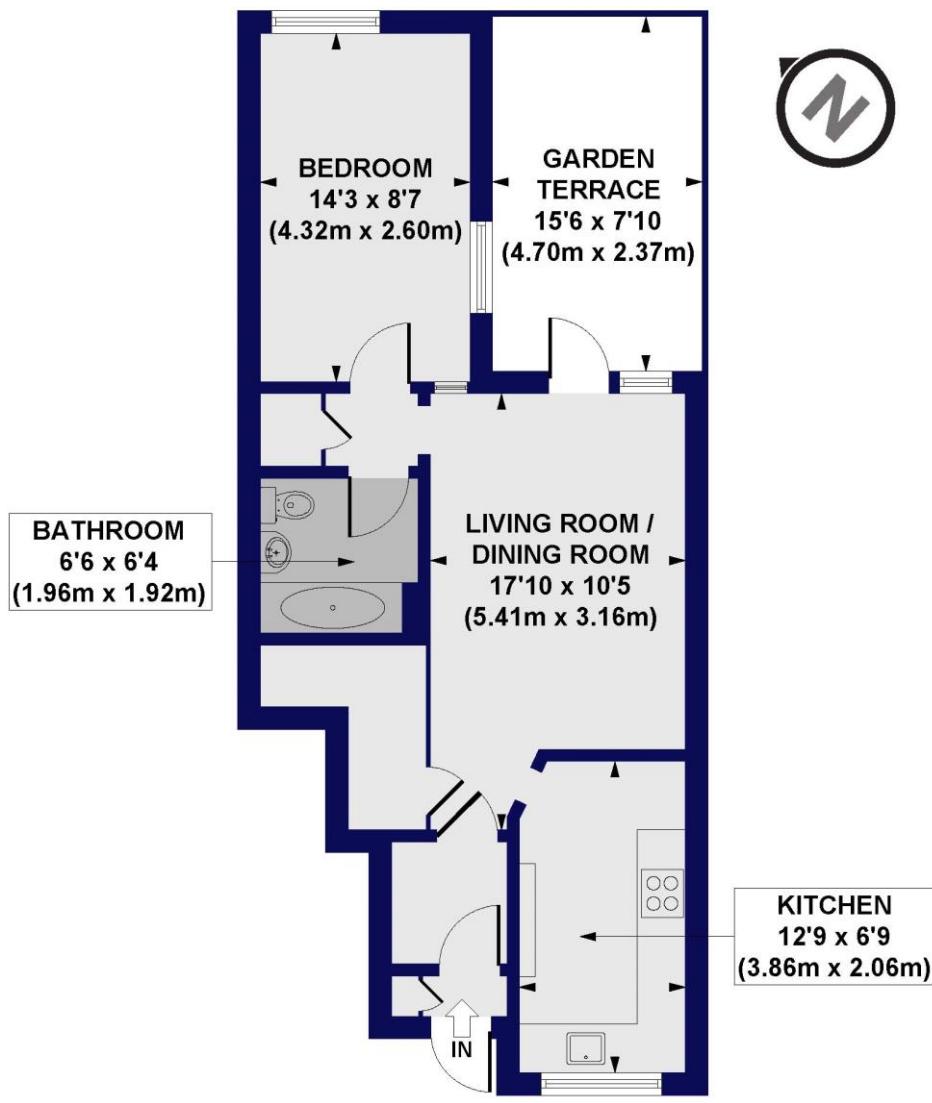
Vulcan Way is perfectly positioned for the vast range of amenities on both Caledonian Road and Upper Street, including boutique shops, restaurants, coffee shops, Theatre and supermarkets.

There is a number of Transport links close by including Caledonian Road Underground Station (Piccadilly Line) 7 minutes' walk (Google) and Caledonian Road & Barnsbury Overground Station 10 minutes' walk (Google). Numerous Bus routes service Caledonian Road providing quick access to Kings Cross/St Pancras International and Bloomsbury.

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Vulcan Way, N7
Approx. Gross Internal Floor Area 520 sq. ft / 48.32 sq. m



FIRST FLOOR

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH240089>

Tenure: Leasehold

Term: 85 year and 2 months

Service Charge: TBC

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: C

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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