



UPPER CALDY WALK, LONDON, N1
£375,000 LEASEHOLD

A SPACIOUS, ONE BEDROOM, SPLIT LEVEL
APARTMENT MOMENTS OFFERED TO THE
MARKET ON A CHAIN FREE BASIS IN N1.

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DESCRIPTION:

A bright, one-bedroom, split level apartment set across the first and second floor of this well-kept block in Islington, N1. Standing in excess of 537 sqft, the property offers a spacious, open plan living room/kitchen with dual aspect windows allowing for an abundance of natural light to flood through. The second floor consists of a generously sized double bedroom featuring built in wardrobes and views across peaceful neighbouring gardens. The property is completed with a modern family bathroom and ample storage throughout.

Upper Caldy Walk is located just off Essex Road and is within easy reach of the restaurants, bars and boutique shops on Upper Street as well as being just moments from a terrific selection of restaurants and independent shops, including the iconic De Beauvoir Deli, on Southgate Road. Transport to the City, Canary Wharf and Shoreditch is easily facilitated by the rail services from Essex Road and Canonbury overground alongside various bus routes on Southgate road whilst the frequent buses on Essex Road provide easy access to the West End. Highbury and Islington station offers the closest underground service on the Victoria line whilst Angel station on the Northern line is also within easy reach. King's Cross – St Pancras is a short bus ride away, providing easy access to national and international rail links.

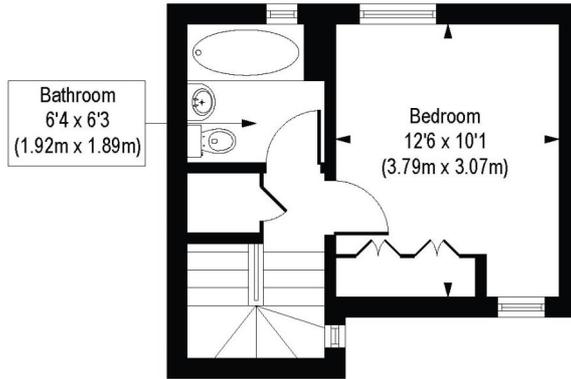
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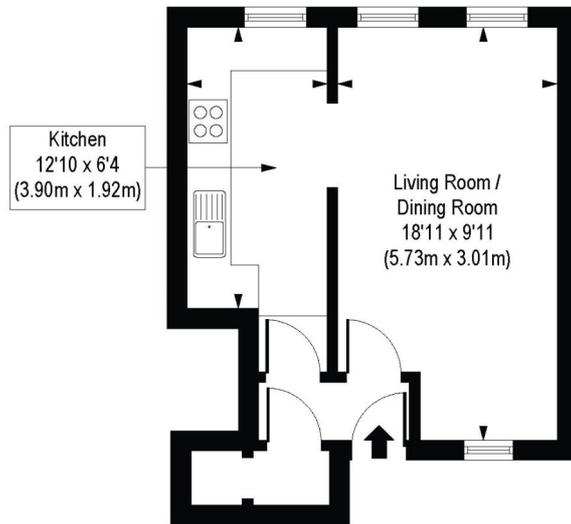
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Upper Caldly Walk, N1

Approx. Gross Internal Floor Area 537 sq. ft / 49.86 sq. m



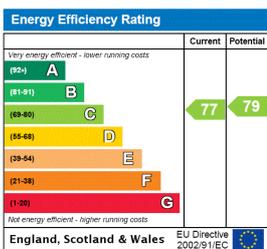
Second Floor
Gross Internal
Floor Area 226 sq ft



First Floor
Gross Internal
Floor Area 311 sq ft

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, fixtures, 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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