

# Amber Place, Caledonian Road, N7 9BG

Asking Price £750,000

## Full Description

**\*JUST REDUCED £50,000 BELOW 2016 PURCHASE PRICE\*** A rare PENTHOUSE two bedroom (916 sq ft) apartment with open-plan living space with dual aspect windows offering views across the picturesque parkland plus a private terrace. The spacious kitchen/living/dining area boasts open space which gives a light feel to the apartment and is great for entertaining family and friends. The L-shaped kitchen offers SieMatic white handleless doors with soft closing hinges, Siemens integrated appliances, recessed lighting under the wall units and composite worktops. The master bedroom is spacious and bright and comes complete with a fitted wardrobe. The en suite has a luxurious feel with a featured tiled walk-in shower, a flush mirrored cabinet with soft closing hinges, chrome heated towel rail and halo lighting. There is a large family bathroom located next to the second bedroom and features a double ended bath, a mirrored cabinet with soft closing doors and chrome heated towel rail. The apartment also includes additional storage areas with a washer/dryer, underfloor heating for a warm and cosy feeling and LED recessed downlights throughout. - 24 hour concierge - Residents' gymnasium - Podium level gardens - Bicycle storage - Plethora of shops and commercial space London Square Caledonian Road is an extremely well-connected location with the choice of London Underground from Caledonian Road station and Overground from Caledonian Road and Barnsbury. Both stations are within 6 minutes' walk\*. The journey time to Leicester Square is 10 minutes\* and Knightsbridge is 16 minutes\* from Caledonian Road station. Estimated completion is due for July 2019. PHOTOGRAPHS ARE NOT OF THE EXACT APARTMENT.

## Features

- Two bedroom, two bathroom Penthouse level apartment Residents' concierge and gym High specification finish Fantastic interior links Completion due: July 2019 Service charge: £34.21 psft. Ground rent: £450 pa Tenure: 999 years leasehold Viewings welcomed

## Contact Us

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