



**Caledonian Road, London Square, N7 9BG**

Price:

£ 685,000

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Price: £ 685,000 2 bedroom house

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## OVERVIEW

Spacious 4th floor two bedroom apartment (785 sq. ft) well positioned and facing west over the landscaped gardens with a balcony of (80 sq. ft)! The development is a stylish new landmark for the north London neighbourhood of Caledonian Road, with an ideal location between sought after Islington and the vibrant regeneration area around King's Cross. High specification throughout with 'Siemens' selected appliances and a 10 Year NHBC Warranty. Completion due Q1 2019

Caledonian Road is located in an historical area of central London. Situated between the regeneration zone just north of Kings Cross and the long-established neighbourhood of Islington. The focal point of the development is the large, glass fronted entrance lobby, where the 24 hour concierge service is situated. Beyond this is the well-equipped gym, a hallmark of high-end developments everywhere and essential for busy professionals. In addition, the development benefits from fantastic transport links:

## KEY FEATURES

- Fourth Floor Garden Views  
Residents Gym & 24 Hour Concierge  
Dual Aspect East & West  
Courtyard & Garden Views  
Close To Transport  
Tenure: Leasehold 999 Years  
Est Service Charge £4.24 psf  
Ground Rent £450 par  
Completion due Q1 2019  
10 Year NHBC Warranty

## Buildings 5 & 6

### Fourth Floor

#### PLOT

2 BEDROOM APARTMENT	
KITCHEN/LIVING/DINING	
7.23 m x 3.79 m	23'9" x 12'5"
BEDROOM 1	
5.57 m x 3.20 m	18'3" x 10'6"
BEDROOM 2	
4.22 m x 2.84 m	13'10" x 9'4"



