



Caledonian Road, London Square, N7 9BG

Price:
£ 629,999

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Price: £ 629,999 2 bedroom house

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OVERVIEW

HUGE 4TH FLOOR 2 BED - BEST PRICE ON THE MARKET - SUBSTANTIALLY UNDER COST PRICE FOR A QUICK SALE Ernest-Brooks cannot stress enough the value being presented with this property price, it will sell fast so please get in contact as soon as possible.

Spacious dual aspect two bedroom apartment located on the 4th floor of building 5. Spread over (756sqft plus a c100 sqft West facing private balcony) 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.

KEY FEATURES

- 756 sqft Plus 100 sqft + Terrace
Residents Gym & 24 Hour Concierge
Dual Aspect East & West
Courtyard & Garden Views
Tenure: Leasehold 999 Years
Est Service Charge £4 psf
Ground Rent £450 par
Completion due Jan/Feb 2019
10 Year NHBC Warranty
OPEN 7 DAYS A WEEK!

Caledonian Road

**2 Bedroom Apartment
+ Terrace**

756 Sq Ft

Key

| | | |
|----|---|-------------------|
| SC | - | Service Cupboard |
| S | - | Store |
| W | - | Wardrobe |
| W | - | Optional Wardrobe |
| WD | - | Washer Dryer |
| ES | - | Ensuite |
| WG | - | Winter Garden |
| T | - | Terrace |



