



Caledonian Road, Islington, London **NI**



Caledonian Road, Islington, London N1

Occupying the ground, first and second floors of this Georgian house is this wonderful three bedroom maisonette with direct access to a private garden. There is plenty of living space on offer with potential purchasers benefitting from 1,300 sq ft.



Guide price: £1,200,000

Tenure: Share of freehold plus leasehold, approximately 88 years remaining

Ground rent: £10 per annum

Local authority: London Borough of Islington

Council tax band: F

Set back from the road, the property has the sole use of the front entrance and on the ground floor there is open plan living comprising impressive dining room at the front and a modern fitted kitchen to the rear.

On the first floor there is a second reception room to the front which boasts a blend of features such as a cast iron fireplace and sash style windows. This room can double up as a principle bedroom or a fourth double bedroom, emphasizing the property's versatility. To the rear of this floor there is a large family bathroom which also has ample loft style storage.

The top floor comprises three well proportioned bedrooms and an additional shower room.

At the rear of the house there is mature, east-facing private garden that offers a great space to socialise with friends or family.







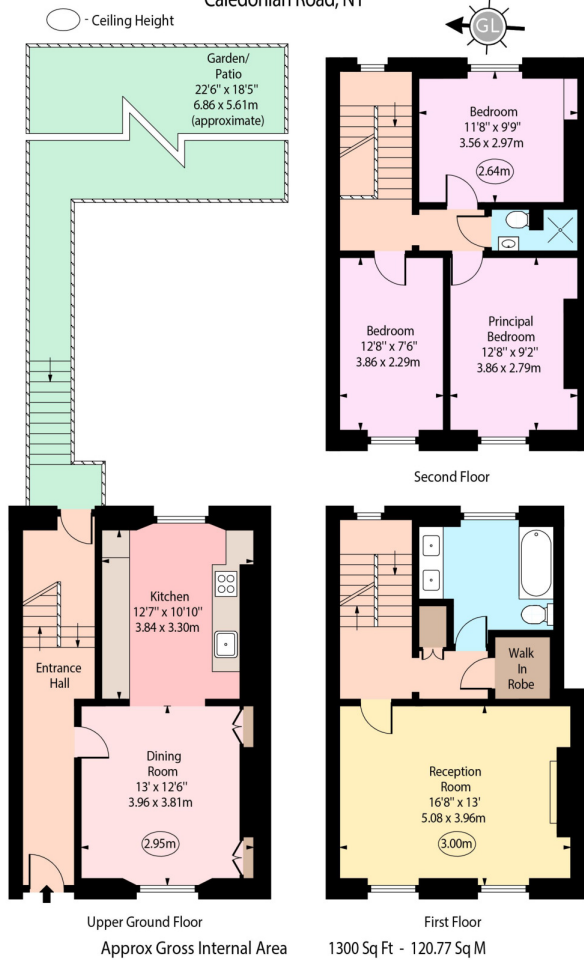
Location

The property is wonderfully set back off the Caledonian Road and sits only a moment's stroll from the Regents Canal. Spoilt for transport, the property is moments away from Kings Cross Station and St. Pancras International. Additionally, there are many buses leading into the City and West End.





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Knight Frank
Islington & King's Cross
Sales
 321-322 Upper Street
 London N1 2XQ
knightfrank.co.uk

I would be delighted to tell you more
Sebastian Toy
 +44 20 3657 7348
sebastian.toy@knightfrank.com

Approx Gross Internal Area
 1300 Sq Ft - 120.77 Sq M



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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