

**CALEDONIAN ROAD N1  
OFFERS IN EXCESS OF  
£350,000 SHARE OF FREEHOLD**

**Offering for sale a lower ground floor chain-free flat, set  
in a Grade II Listed building, at the Kings Cross end of the  
road.**





The property is set at the Kings Cross end of Caledonian Road, close to Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard. The property is also well served for local bus services, shops, cafes & restaurants.

The flat comprises a reception room open plan to a kitchen area, sliding doors from reception room to a bedroom to the flats rear, a wet/shower room, a small patio area to the front, store/cellar areas and a right to use a communal rear garden, owned by the freeholders who are lessees of the building. We have been advised by the owner the flat has underfloor heating except the two store/cellar areas.

**TENURE:** 999 Years Lease from 1<sup>st</sup> January 2011

**SHARE OF FREEHOLD**

**SERVICE CHARGE:** To be confirmed

**Parking:** To be confirmed

**Utilities:** The property is serviced by mains water, electricity and sewage

**Broadband and Data Coverage:** Ultrafast Broadband services are available via Openreach, Virgin Media.

**Construction Type:** We have been advised by the owners brick with tiled or slate roof

**Heating:** We have been advised by the owner electric

**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors close carpeted except the kitchen and bathroom.

Council Tax: London Borough of Islington - Council Tax Band: A (£1,280.35 for 2024/2025)













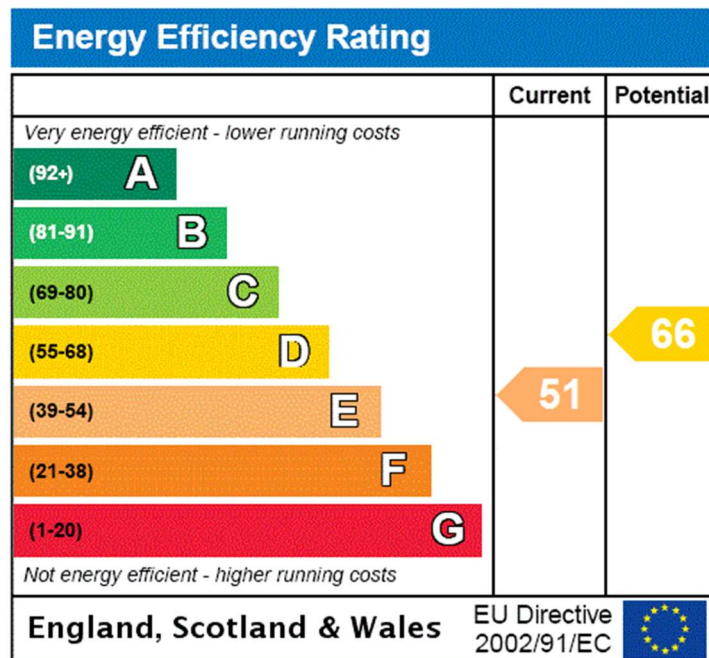






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.





# Caledonian Road, N1 9BT

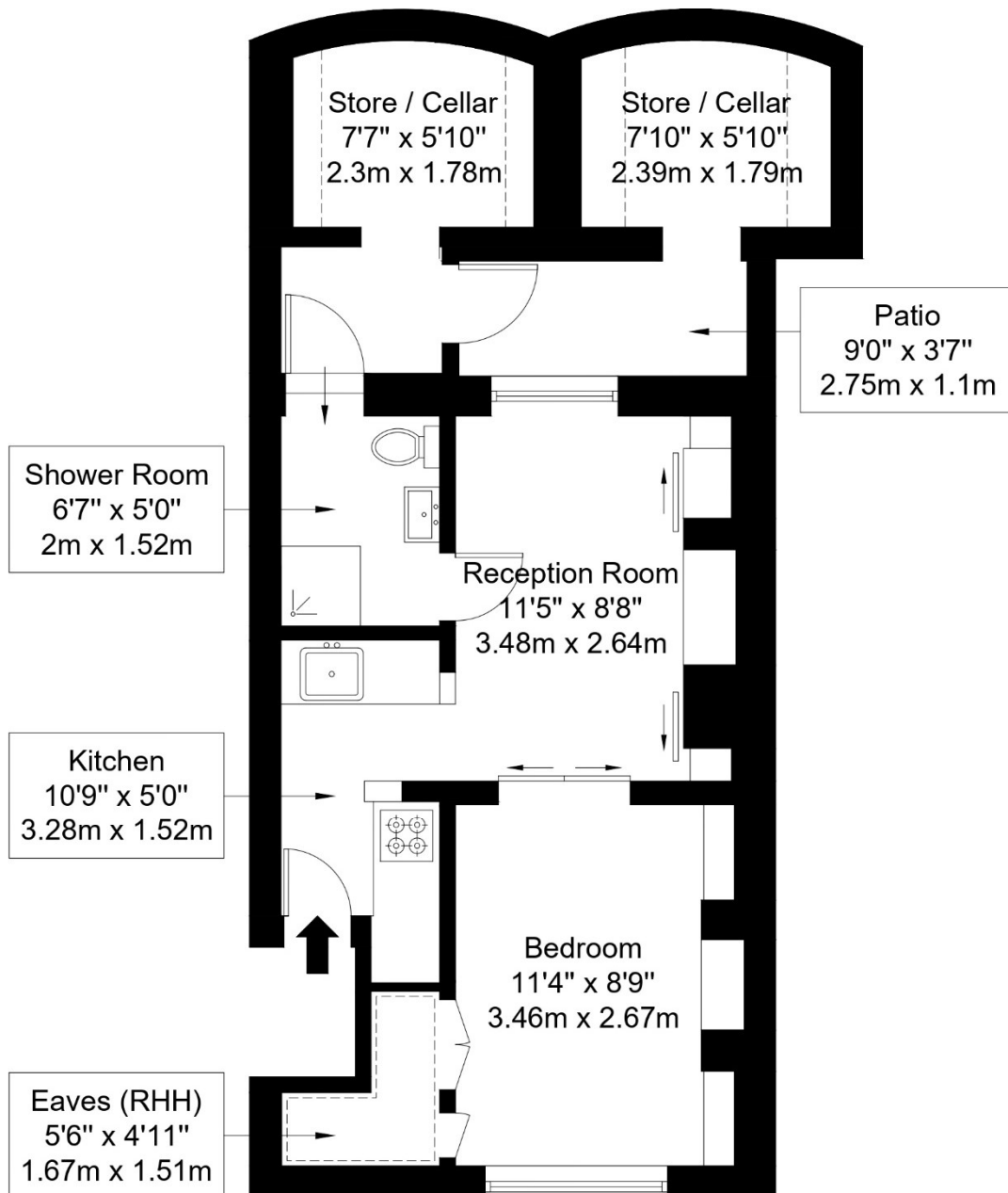
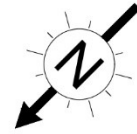
Approx Gross Internal Area = 34 sq m / 366 sq ft

Restricted head height = 7.7 sq m / 83 sq ft

External Store / Cellar = 2.7 sq m / 29 sq ft

Patio = 3 sq m / 32 sq ft

Total = 47.4 sq m / 510 sq ft



Lower Ground Floor

Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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