



A LOVELY TWO BEDROOM APARTMENT SET IN A SMALL MEWS DEVELOPMENT IN ISLINGTON.

CALEDONIAN ROAD, BARNSBURY, LONDON, N1 1DN

Furnished, £525 pw (£2,275 pcm) + fees and other charges apply.*

Available from 25/09/2019



- 2 Bedrooms • 2 Bathrooms • 1 Reception
 - Two bedrooms • Short walk to tube station • Set in small mews • Modern style • Immaculate condition • EPC Rating = B • Council Tax = E
-

Description

An immaculate, two double bedroom apartment situated on the second floor of this new modern development (with lift) next door to Caledonian Road and Barnsbury Overground and a short walk from Caledonian Road tube station.

The property comprises a large open plan kitchen reception room with fully integrated appliances, a larger master bedroom, further double bedroom and two stylish bathrooms (one being en-suite). The property boasts solid bamboo flooring, a large balcony and high quality fixtures and fittings throughout.

As well as both the underground and overground being close by, Caledonian Road is home to a huge range of buses to The City and Central London. Angel, Upper Street and Highbury & Islington are also within easy reach.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

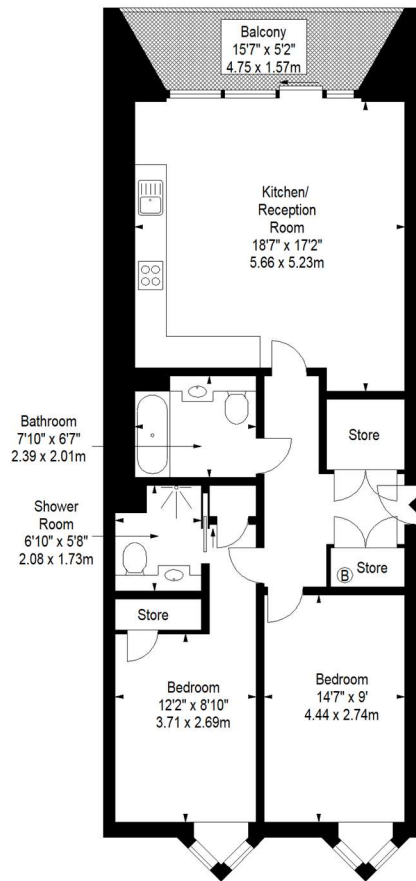
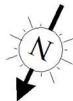
Viewing

Strictly by appointment with Savills.



Caledonian Road, N1

Approx. Gross Internal Area *
820 Ft² - 76.18 M²




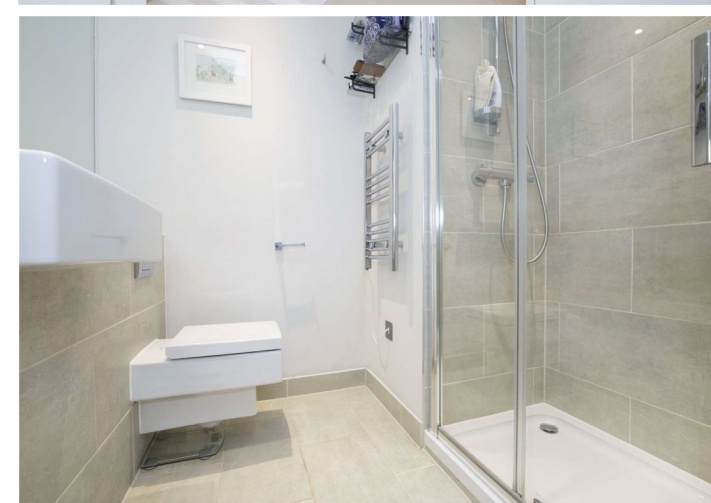
First Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale.
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FLOORPLANS

Gross internal area: 820 sq ft, m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



Islington Lettings

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Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190731CRIC

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