



Caledonian Road, London

- Chain Free
- Balcony
- Two Bedrooms
- Fourth Floor

Price £500,000

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Caledonian Road, London

DESCRIPTION

Available chain free, to view by appointment only the property is situated on the fourth floor and comprises, reception room, separate kitchen, master bedrooms, double guest bedroom, bathroom and a private balcony.

The property is located on Caledonian Road being only seconds from the many bars, restaurants and coffee houses of Islington as well being only a short walk from the stunning Caledonian Park.

Transport links include, Caledonian Road Station (Piccadilly Line), Caledonian Road & Barnsbury Station (Overground) and a wide variety of bus routes into The City and West End.

SEVEN DAY NOTICE.

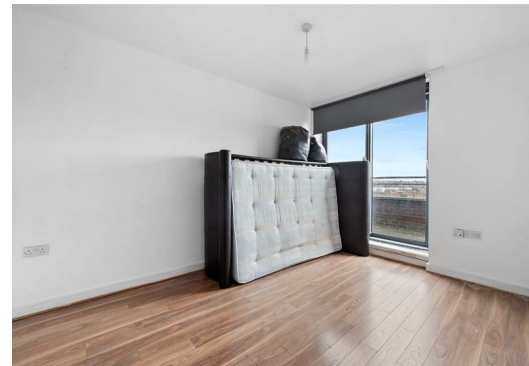
Flat 19, 453, Caledonian Road, London, N7 9BA

By order of the mortgagees in possession we would advise that an offer of £485,000 (four hundred and eighty five thousand pounds) has been made on the above property.

Anyone wishing to increase on this offer should notify the agents of their best offer in writing, within seven days from the date of this advertisement.

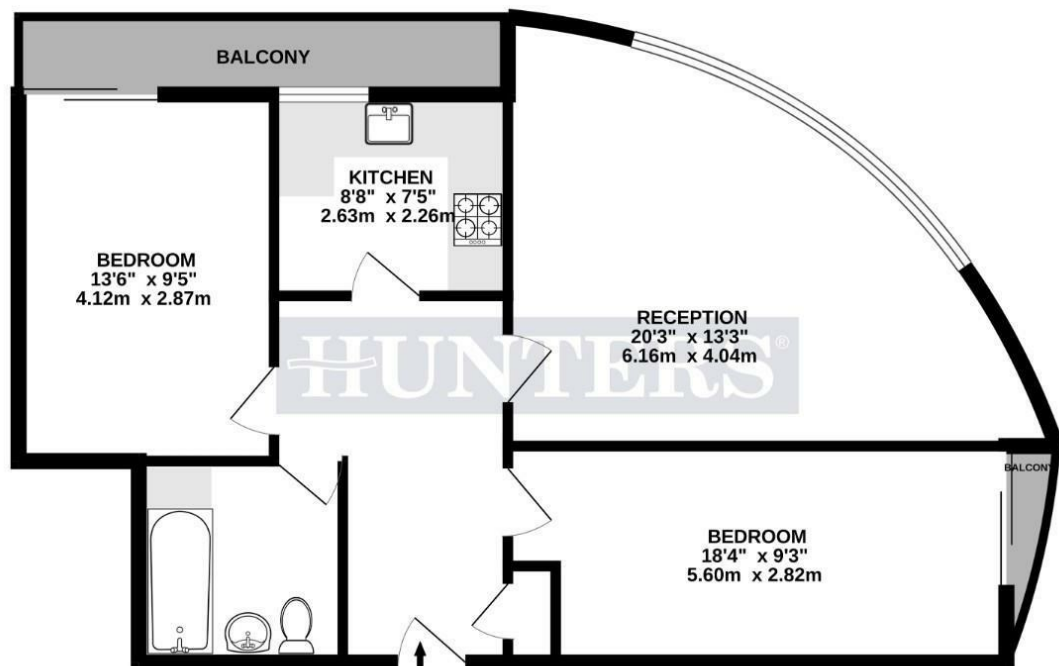
185 - 187, Church Street, Stoke Newington, London, N16 0UL

23rd March 2023





FOURTH FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 765sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16 0UL
Tel: 0207 2497 499 Email: hunters.stokenewington@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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