



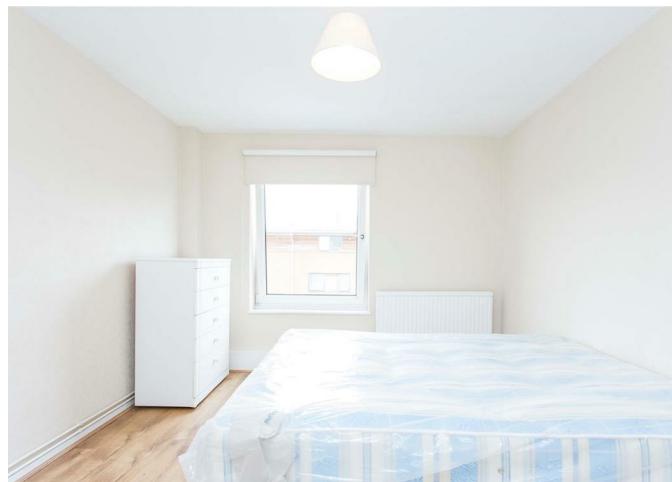
Apartment

95 COWDENBEATH
PATH, LONDON, N1
0LF

£500,000

FEATURES

- Ideal for first-time buyers or investors
- Spacious Reception
- Well-connected Zone 1/2 location
- Two proper double bedrooms



Harris Brown
Estate Agents

2 Bedroom Apartment located in London

Set within a well-maintained development in N1, this well-proportioned two-bedroom mid-floor flat offers practical and comfortable living accommodation, ideal for first-time buyers, professionals, small families or investors.

The property comprises a bright reception room with space for dining, separate fitted kitchen, two good-sized double bedrooms and a modern family bathroom. Positioned on a mid-floor level, the flat benefits from good natural light within a secure residential block.

Excellent Location & Connectivity—the property is superbly located for access to Central London and beyond:

- Caledonian Road Station (Piccadilly Line) – direct links to King's Cross & Heathrow
- King's Cross St Pancras – National Rail, Eurostar & multiple Underground lines
- Angel Station (Northern Line)
- Overground services via Caledonian Road & Barnsbury Station

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Council Tax Band

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		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.