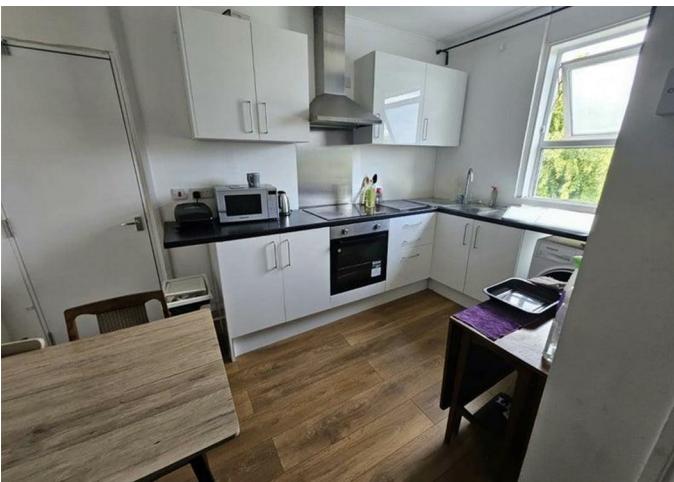


Room

**ROOM 1,  
CALEDONIAN ROAD,  
LONDON, N7 9RP**



Per Calendar Month

**£925 Per**

#### FEATURES

- ALL BILLS INCLUDED
- Available Now
- Larger Room
- Perfect for Student or Professional!
- Room 1 — Must be seen!



*Harris Brown*  
Estate Agents

# 0 Bedroom Room located in London

Double Room Available in Newly Refurbished Top-Floor Flat on Caledonian Road — All Bills Included!

## Key Features:

- Spacious Double Room: Enjoy a bright and airy atmosphere with sash windows.
- Modern Amenities: Stylish neutral decor and access to shared shower room for your convenience.
- Fully Equipped Kitchen: Includes a spacious kitchen diner, perfect for cooking and socialising.
- Prime Location: Just minutes from Caledonian Road tube station (Piccadilly Line) and close to various night bus routes—perfect for students and professionals.

## Additional Information:

- Furnishing: The room comes fully furnished, ready for you to move in.

Call us on  
**0203 011 1414**

[info@harrisbrown.co.uk](mailto:info@harrisbrown.co.uk)  
<https://www.harrisbrown.co.uk>

## 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.