



Room

**ROOM 2, 269B  
CALEDONIAN ROAD,  
LONDON, N1 1EE**

**£800**

#### FEATURES

- Available now!
- Plus £40 to cover all bills
- Within walking distance to King's Cross and St Pancras.
- Universities nearby



**Harris Brown**  
Estate Agents

# 0 Bedroom Room located in London

Room to rent in Caledonian Road, with an additional £40 per tenant for bills (gas, internet, electricity, council tax).

The property is a period conversion with a shared kitchen/dining area and shower room. The room has large windows and laminate flooring.

Location: 600m from Caledonian Road Station (Piccadilly Line), near Caledonian Road & Barnsbury Overground, and within walking distance to King's Cross and St Pancras. Bus routes nearby include 17, 91, 259, and N91.

Nearby Universities: London Metropolitan University, City University, and UCL are all within easy reach.

Council: Islington | Tax Band: D

Viewings are highly recommended, so book yours today!


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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.