



Caledonian Road, N7 9SJ
£2,350 pcm

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Set within an attractive and characterful period conversion, this well-presented two-bedroom flat benefits from access to a beautifully maintained communal garden and is ideally located in the heart of Holloway, just moments from the vibrant Kings Cross area.

The property offers two well-proportioned double bedrooms, a bright and spacious reception room with views over the communal garden, a separate fitted kitchen, and a modern three-piece bathroom. Retaining charming period features, the flat also boasts high ceilings, wood flooring throughout, ample built-in storage, and gas central heating.

Perfectly positioned for excellent transport links, the property is within easy reach of both Caledonian Road (Piccadilly Line) and Holloway Road stations, while Kings Cross and its vast array of shops, restaurants, museums, and cultural attractions are just a short distance away. Offered furnished and available from 21st of November.

Council Tax band: D / EPC Energy Efficiency Rating: D

- Two Double Bedroom
- Shared Garden
- Comprising 575sqft/53.4sqm
- Fully Fitted Kitchen
- Wooden Flooring Throughout
- Bright and Modern Interior
- Close to Amenities
- Walking Distance from Caledonian and Holloway Road Stations
- Offered Furnished
- Available 21st November



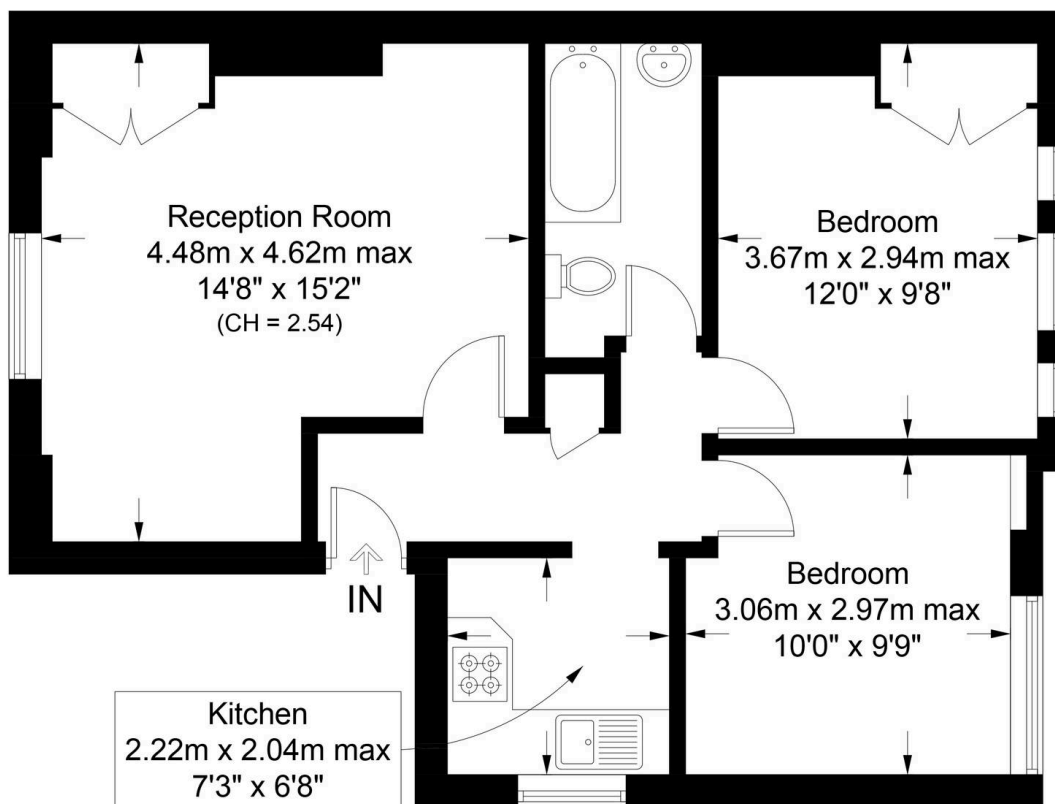




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Approximate Gross Internal Area = 575 sq ft / 53.4 sq m

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Second Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

scan to book
a viewing



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1136244)

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has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.



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