



XCHANGE POINT

CALEDONIAN ROAD, N7



ASKING PRICE
£350,000



XCHANGE POINT MARKET ROAD LONDON, N7

- One Bedroom One Bathroom
- First Floor
- Concierge
- Residents' Gymnasium
- Landscaped Gardens
- Modern Development

PRICED TO SELL! A stunning apartment on the 1st floor of a modern development in Islington.

This well-proportioned property has wooden floors throughout and floor to ceiling windows. There is an open plan fully fitted kitchen and a good sized double bedroom with storage and a full sized modern bathroom. Presented and furnished in a neutral and contemporary style throughout.

Residents of this well located building benefit from a concierge, gym, lifts, secure entry and smart communal areas.

Closest transport links are from Caledonian Road served by the Piccadilly line of the London Underground.

Viewings highly recommended!

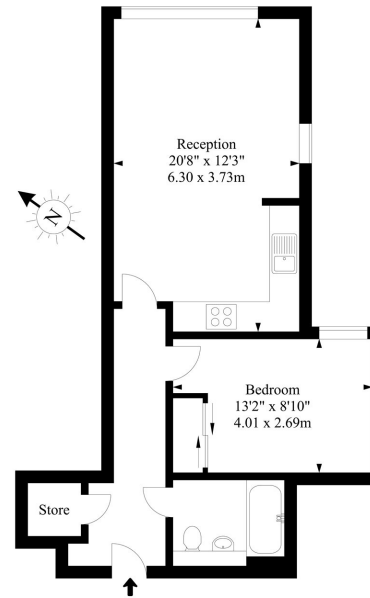


XCHANGE POINT MARKET ROAD LONDON, N7

Approximate gross
internal area:
46.8 SQM /
504 SQ FT

Xchange Point, Market Road

Approx. Gross Internal Area
504.82 Ft² - 46.90 M²



First Floor

Illustration For Identification Purposes Only. Not To Scale

Tenure: Leasehold, 235 years

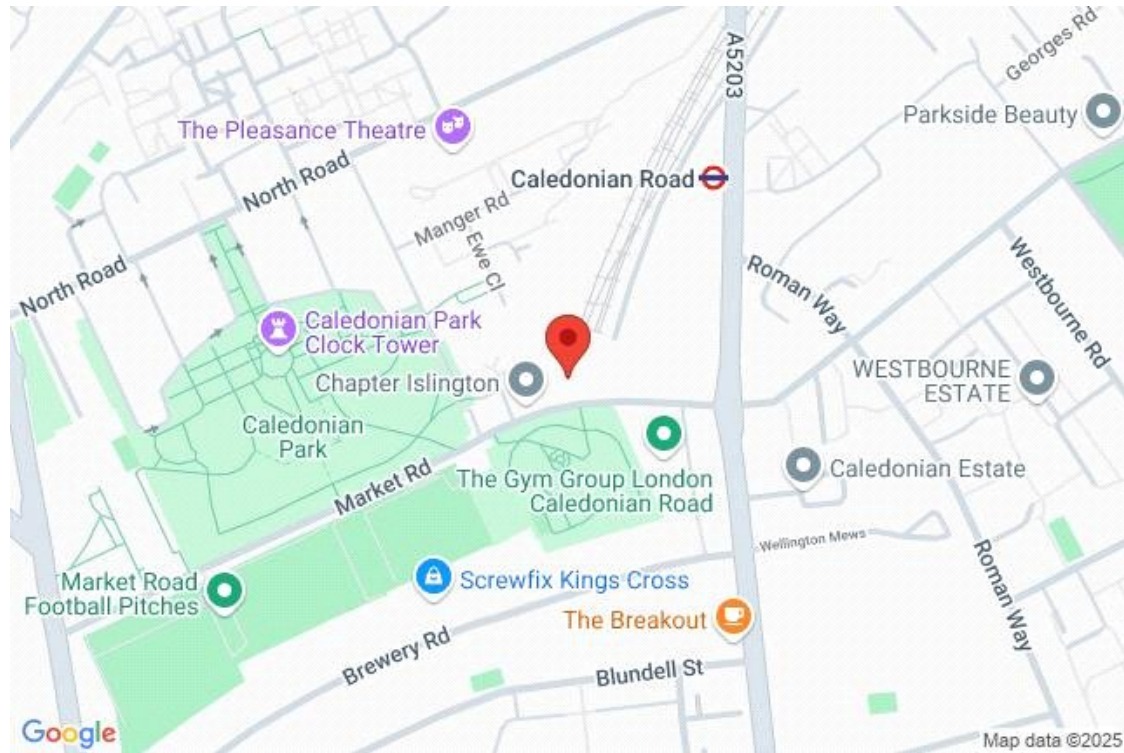
Estimated ground rent: £452.59 p.a.

Estimated service charge: £3417 p.a.

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FRASER
& Co



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

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