



# XCHANGE POINT

CALEDONIAN ROAD, N7



ASKING PRICE  
£395,000



# 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!

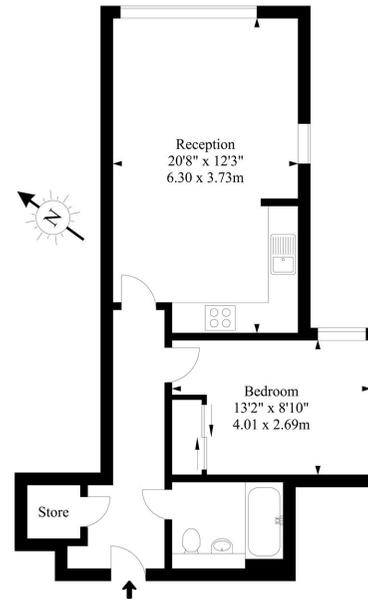


# XCHANGE POINT MARKET ROAD LONDON, N7

Approximate gross  
internal area:  
**46.8 SQM /**  
**504 SQ FT**

## Xchange Point, Market Road

Approx. Gross Internal Area  
504.82 Ft<sup>2</sup> - 46.90 M<sup>2</sup>



**First Floor**

Illustration For Identification Purposes Only. Not To Scale

Tenure: Leasehold, 236 years

Estimated ground rent: £452.59 p.a.

Estimated service charge: £3200 p.a.

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**FRASER**  
& Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(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, Scotland & Wales	EU Directive 2002/91/EC	

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