



Ground Floor, Caledonian Road, London N1



## Ground Floor, Caledonian Road, London, N1

Built in 2018, as an extension to the wider residential development surrounding Kings Cross St Pancras International & Coal Drops Yard, this beautiful two bedroom, two bathroom (875sqft) lateral apartment in Barnsbury is quite simply outstanding!

A private gated entrance from Bingfield Street leads along a jasmin trellis arch canopy to a west facing walled courtyard garden. The clever use of large format Italian tiles, close board lattice fencing, light rendered walls and discreet planting scheme creates a private green oasis and well-designed entertaining space. Here turn-key innovation also includes: wall mirrors, soft seating, outdoor fireplace and automated irrigation system maximising relaxation and tranquillity with minimal effort or maintenance.

The apartment is entered through four bespoke fully reclining glass panel doors allowing a seamless transition between interior and exterior living. This is magnified by the continued use of matching large format Italian tiles to create a blended threshold. The mood inside the home, is peaceful and relaxing with an overall feeling of comfort, space and cosiness. The use of ceiling lanterns ensures plentiful natural light to this living space. The quality of finish and intelligent interior design does not let up, or disappoint. A fully fitted open plan kitchen / dining / living room includes: bespoke timber breakfast bar, wall mounted radiators, Walnut veneer wall and base cabinetry housing all integrated appliances (Miele and AEG), Corian work surfaces, Neff double ovens, four bar gas hob with extractor hood, mirror splash back and Melitta Coffee machine to name but a few of the features.

The use of matt black industrial grid panel windows is a continuous feature throughout the property. This is no better illustrated than in the guest bedroom, overlooking a second internal courtyard garden with pergola. This central feature enjoyed by kitchen, guest and principal bedrooms adds natural light to each room.





The principal double bedroom enjoys direct access onto this internal courtyard and in addition is fitted with bespoke twin chest of drawers, underfloor heating and luxurious bath / shower en-suite. The bathroom has a wall mounted waterproof TV, high pressure rain shower and separate hose heads, egg shell freestanding tub and vanity sink units. Further contemporary design features and tech have been added by the present owners, including home office work station, large storage cupboard, Sonos entertainment system and Vitsoe shelving in living room, the latter two features are available to purchase by separate negotiation, as part of the Fixtures and Fittings. The guest bathroom is to be marvelled, with steam shower room, enlarged rainforest head and underfloor heating for unparalleled comfort. The addition of fast internet and night dim to warm LED strip lighting adds to the apartments overall mood, a lifestyle home you will enjoy spending time in whatever the English weather!

The property is very well located near Thornhill Square and is equidistant to Upper Street & Coal Drops Yard plus popular coffees, restaurants, public houses and independent shops across Barnsbury and on Caledonian Road itself. A number of global company headquarters have recently re-located to Kings Cross, The City of London, Holborn's Legal centre and The West End, making this an increasingly popular and convenient destination to live.

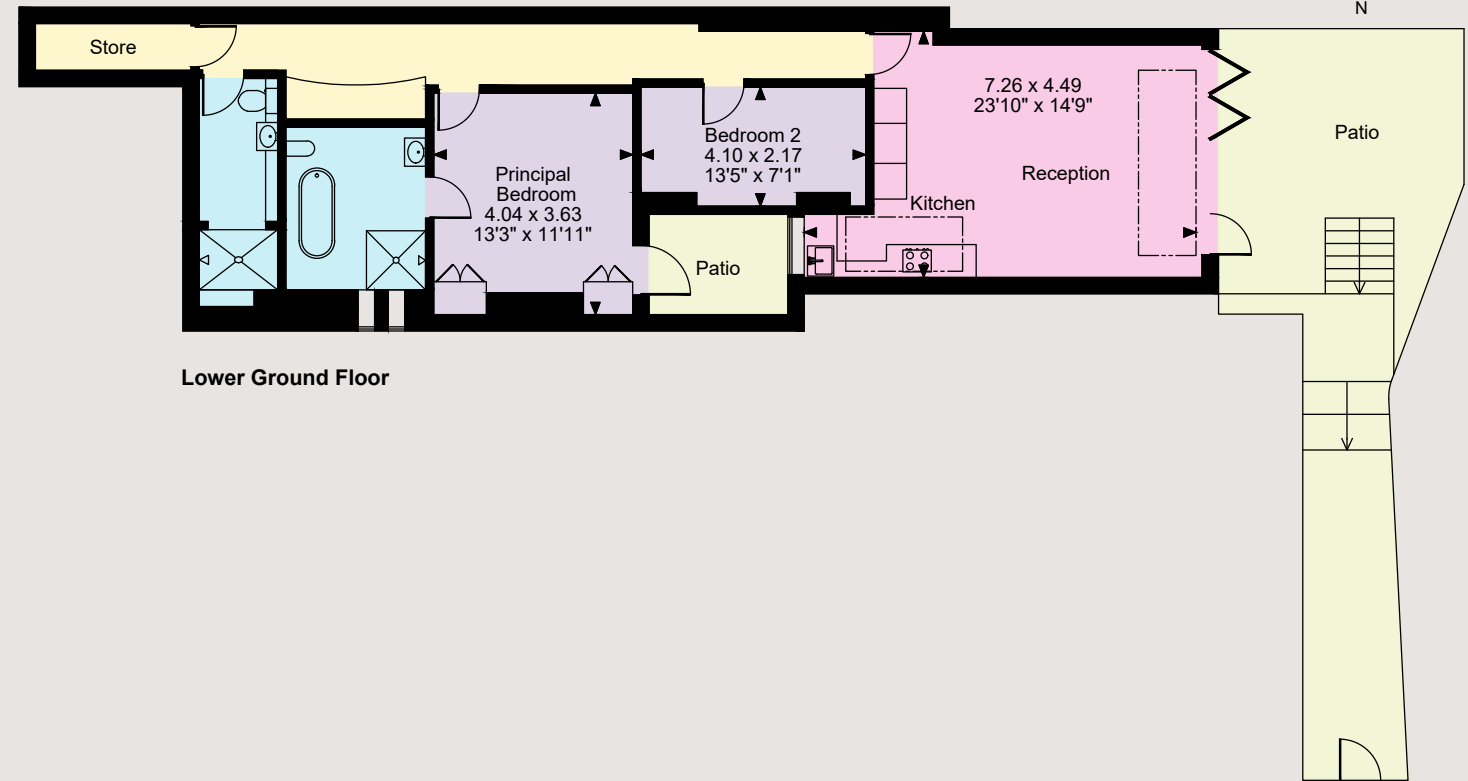
There are a number of good schools in the area including:  
 St Andrew's (Barnsbury) Church of England Primary School - Ofsted: Good (0.1 miles)  
 Blessed Sacrament RC Primary School -Ofsted: Good (0.2 miles)  
 New River College Medical - Ofsted: Outstanding (0.2 miles)  
 Vittoria Primary School - Ofsted: Good (0.2 miles)

Good transportation links with access to The City of London and The West End:  
 • Caledonian Road & Barnsbury Station London Overground (0.3 miles)  
 • Kings Cross St Pancras International Station, National Rail / Eurostar/ Victoria / Piccadilly / Queen Elizabeth / Thames Link/ Northern / Hammersmith & City / Circle and Metropolitan Lines (0.6 miles)  
 • Caledonian Road Station Piccadilly (0.7 miles)





Floorplans  
Internal area 876 sq ft (81 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Terms

Ground Floor Apartment, Caledonian Road N1

**Leasehold:** 115 Years Unexpired

**Ground Rent:** £75pa

**Service Charge:** £600pa 2023/24

Reviewed Annually

**Parking:** On Street Residents Permits can be purchased from Islington Borough Council.

**Council Tax:** Band C

**EPC rating:** C

**Internet:** Fast

**Services:** Mains electricity, gas, water and drains (Central heating and electric underfloor heating).

**Local Authority:** Islington Borough Council

**Guide Price:** £1,150,000

## Islington

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