

## £155,750 Shared Ownership

Caledonian Road, London N7 9BA



- Guideline Minimum Deposit £15,575
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Juliette Balcony Overlooking Communal Courtyard
- Guide Min Income Dual £63.2k | Single £72.8k
- Approx. 679 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from Caledonian Road Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £445,000). A large and stylishly-presented apartment in this modern, mixed-use development. The property has a spacious hallway and reception room with wood-strip flooring. The reception also features a Juliette balcony, which overlooks the communal courtyard, and is semi-open-plan to the naturally-lit kitchen. There is a generously-sized bedroom and a sleek, monochrome bathroom. Well insulated walls, double glazing and gas central heating make for a very good energy-efficiency rating. The development has a secure bicycle store and is also just a few minutes walk from Caledonian Road Station (Piccadilly Line). Alternatively, Caledonian Road & Barnsbury Station provides access to London Overground services. Nearby Market Road Gardens and Caledonian Park offer green, outside space to enjoy.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 26/11/2021).

**Minimum Share:** 35% (£155,750). The housing association will expect that you will purchase the largest share affordable.

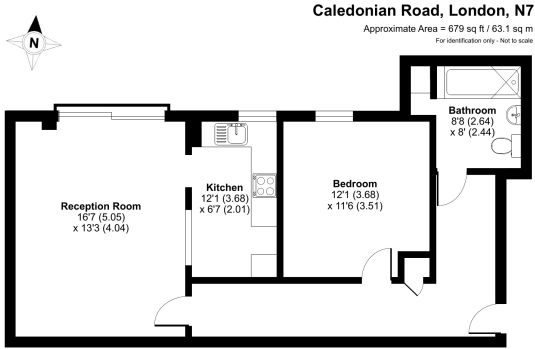
**Shared Ownership Rent:** £870.03 per month (subject to annual review).

**Service Charge:** £124.73 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £63,200 | Single - £72,800 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Islington. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves. REP: 1219879

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception Room

16' 7" x 13' 3" (5.05m x 4.04m)

#### Kitchen

12' 1" x 6' 7" (3.68m x 2.01m)

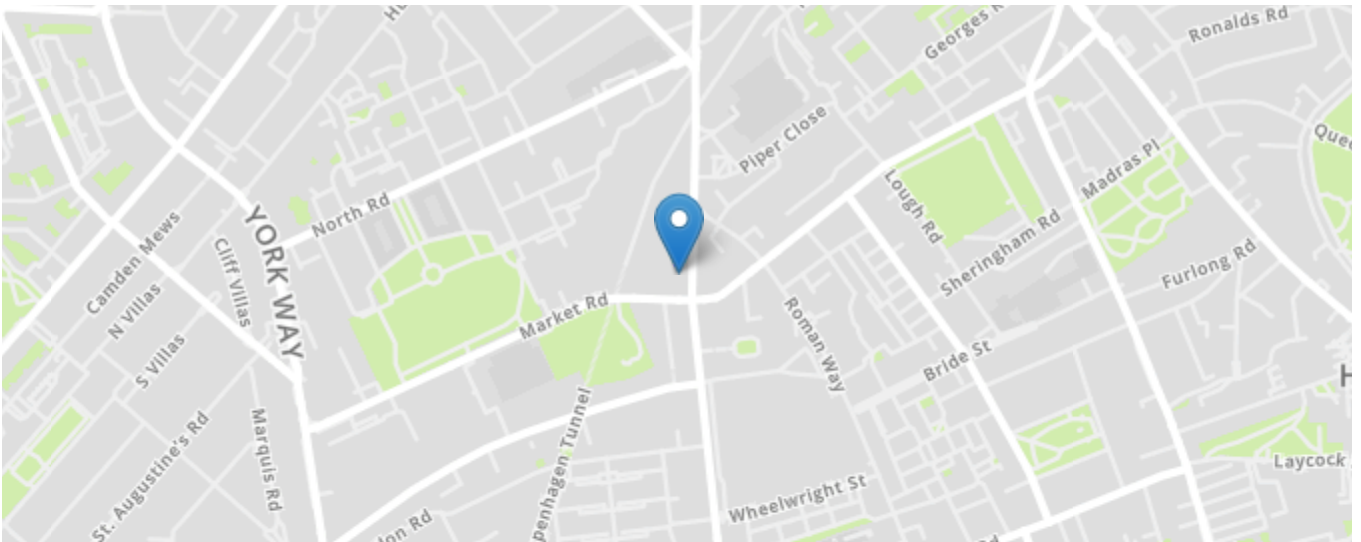
#### Bedroom

12' 1" max. x 11' 6" max. (3.68m x 3.51m)

#### Bathroom

8' 8" max. x 8' 0" max. (2.64m x 2.44m)

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



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.