

## £270,000 Shared Ownership

Caledonian Road, London N7 9BA



- Guide Dual Income £87.5k 15% deposit £40.5k
- Top Floor (fifth - building has a lift)
- South Facing Balcony
- Secure, Allocated Parking Space
- Guide Single Income £89.2k 30% deposit £81k
- Approx. 653 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Minutes from Caledonian Road Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £675,000). A smartly-presented flat which occupies a prime position within this modern block - top floor and south-facing with a narrow but near-full-width balcony. The elevation affords a view over many of the neighbouring buildings as well as maximising the benefit of the favourable aspect. Internal features include a semi-open-plan kitchen-reception room with large windows and two, similar-sized, double bedrooms. There is also a sleek, spacious, naturally-lit bathroom and a built-in storage/utility cupboard in the entrance hallway. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The gated car park includes an allocated space for this flat plus 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 15/06/2023).

**Minimum Share:** 40% (£270,000). The housing association will expect that you will purchase the largest share affordable.

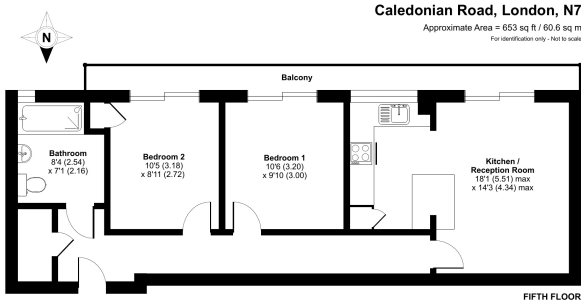
**Shared Ownership Rent:** £902.46 per month (subject to annual review).

**Service Charge:** £126.78 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £87,500 (based on minimum share and 15% deposit) | Single - £89,200 (minimum share, 30% 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).



Plan data generated in accordance with RICS Property Measurement 2nd Edition, Recording International Property Measurement Standards (RIPIS) Residential, ©urbwmov 2024. Produced for Urban Moves, 10/1/2024

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

**Reception Room**  
18' 1" max. x 14' 3" max. (5.51m x 4.34m)

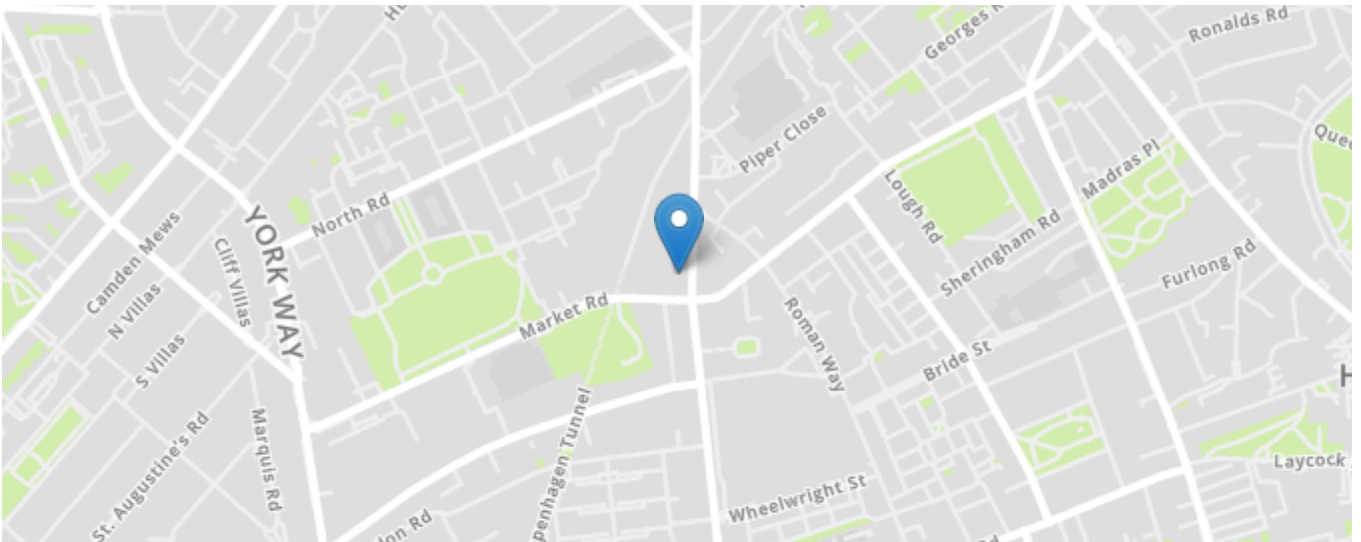
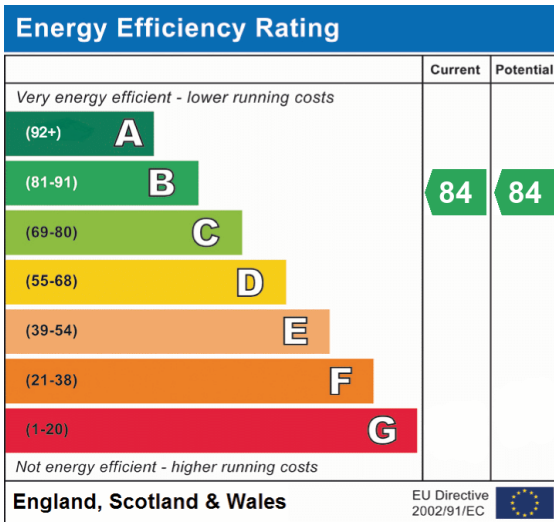
**Kitchen**  
included in reception measurement

#### Balcony

**Bedroom 1**  
10' 6" x 9' 10" (3.20m x 3.00m)

**Bedroom 2**  
10' 5" x 8' 11" (3.17m x 2.72m)

**Bathroom**  
8' 4" max. x 7' 1" max. (2.54m x 2.16m)



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.