



384 Caledonian Road, Islington, N1 1DY

£500,000

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Alwyne Estates are delighted to present this bright and airy well appointed ground floor shop and basement over approximately 1280sqft with kitchen and bathroom facilities, heat pump. Located in a busy thoroughfare between Islington & Kings Cross within close proximity of public transport with easy access to City and West End. The premises are currently being used as offices but would be suitable for various retail purposes.

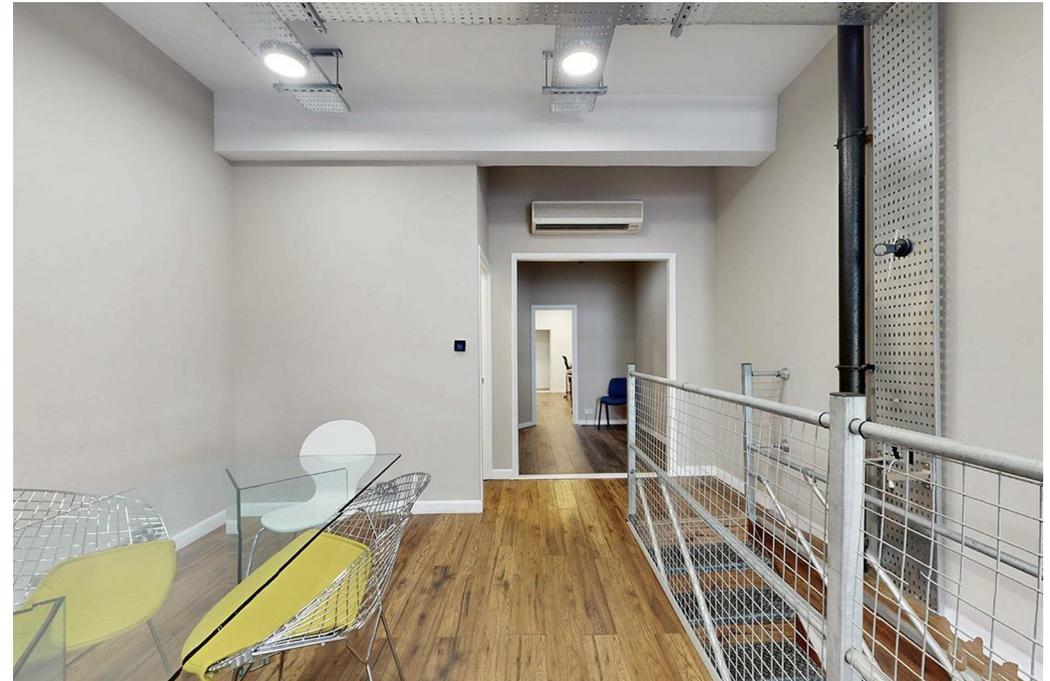
We understand it may also be possible to apply for planning to turn the space into residential subject to the usual consents and regulations.

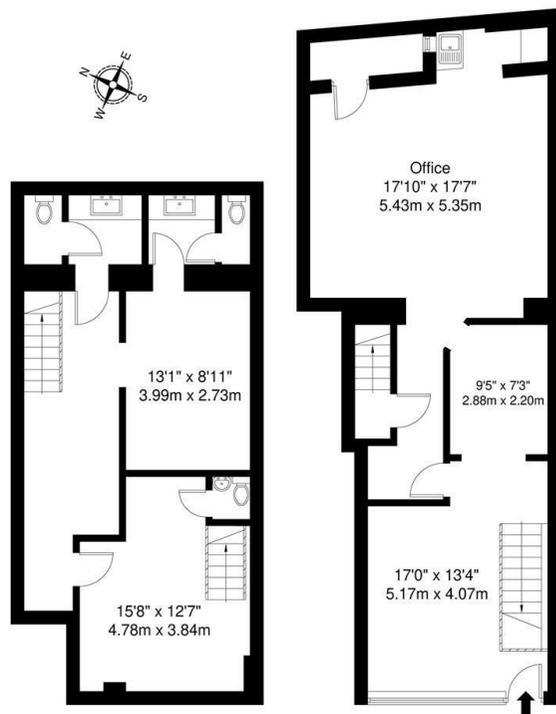
Lease 999 years from 2003

Ground rent Peppercorn

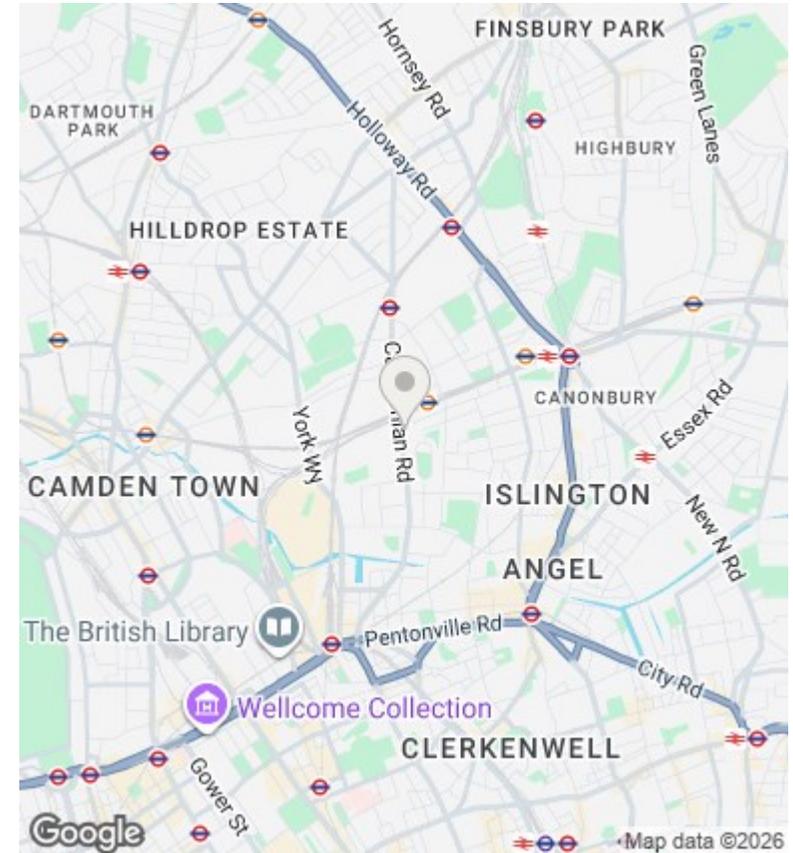


Council Tax Band: D





Caledonian Road, N1
 Total Gross Internal Area = 119 sq m / 1280 sq
 All Measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



