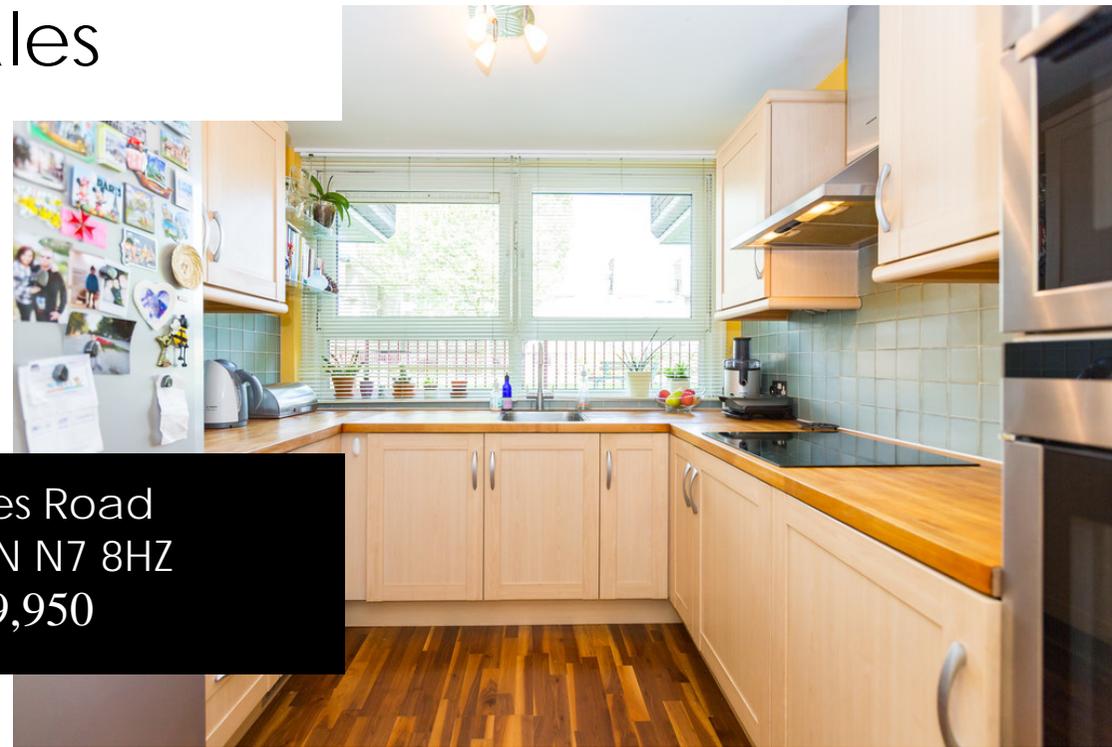




**DRIVERS & NORRIS**  
Sales

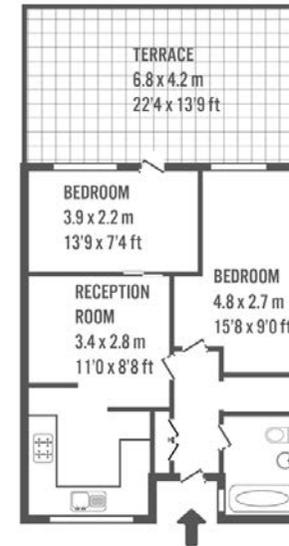


Georges Road  
LONDON N7 8HZ  
£399,950

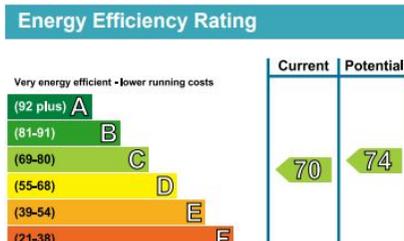
Adjacent to the green open space of Paradise Park and just 4 minutes walk to Caledonian Road Underground Station (Google) is this recently modernised One/Two bedroom apartment with private terrace area.

Located within a secure purpose built development the property has been designed and updated to offer maximum space and modern living. Comprising of reception room that leads through to the second bedroom, new fully fitted kitchen with integrated appliances, master bedroom and fully tiled bathroom suite. Further benefits include fitted wardrobes in both bedrooms, double glazed windows, gas central heating, laminate wood flooring and excellent built in storage cupboards.

Georges Road is perfectly positioned for the vast range of amenities on Holloway Road and Caledonian Road with further facilities on Upper Street which include boutique shops, restaurants, coffee shops, Theatre and supermarkets. There is a number of Transport links close by including Caledonian Road Underground Station (Piccadilly Line) and Caledonian Road & Barnsbury Overground Station Numerous Bus routes service Caledonian Road providing quick access to Kings Cross/St Pancras International and Bloomsbury.



TOTAL: 49 sqm | 524 sqft  
MEASUREMENTS ARE APPROXIMATE | NOT TO SCALE | ILLUSTRATIVE PURPOSES ONLY | MADE WITH SENSE



TO THE BEST OF DRIVERS & NORRIS KNOWLEDGE THESE DETAILS HAVE BEEN PREPARED IN COMPLIANCE WITH THE PROPERTY MISDESCRIPTIONS ACT, SUBJECT PARTICULARLY TO THE FOLLOWING:-ALL SIZES ARE APPROXIMATE AND MEASURED TO THE NEAREST 3 INCHES AS STANDARD. METRIC EQUIVALENTS ARE ROUNDED TO THE NEAREST 0.05M ON THE ABOVE BASIS. MEASUREMENTS ARE GIVEN FOR GUIDANCE ONLY. ROOM SIZES CAN BE IRREGULAR AND VARY DUE TO DESIGN AND DISTORTION - PARTICULARLY IN OLDER PROPERTIES. ACCOMMODATION IS DESCRIBED AS CURRENTLY USED. NO WARRANTY IS GIVEN THAT ANY NECESSARY CONSENTS, PLANNING OR OTHERWISE, HAVE BEEN OBTAINED. THE AGENTS HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURE FITTINGS OR SERVICES, AND CANNOT VERIFY THEY ARE IN WORKING ORDER, OR FIT FOR THEIR PURPOSE. NEITHER HAVE THE AGENTS CHECKED THE LEGAL DOCUMENTS TO VERIFY THE FREEHOLD/LEASEHOLD TITLE. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITORS OR SURVEYOR. THE SELLER DOES NOT INCLUDE IN THE SALE ANY FITTED CARPETS, CURTAINS OR BLINDS. NOR ARE ANY GAS OR ELECTRICAL APPLIANCES INCLUDED, HOWEVER CONNECTED, OR ANY OTHER FIXTURES UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.