

Apartment

**TFF, 326**  
**CALEDONIAN ROAD,**  
**LONDON, N1 1BB**

Per Calendar Month

**£1,750 Per**

#### FEATURES

- Top floor flat in a converted terraced house
- Reception area with neutral décor
- Fully equipped kitchen
- Approximately 10 minutes to King's Cross & St Pancras
- Furnished
- Easy access to UCL, City University, SOAS, and Central Saint Martins



**Harris Brown**  
Estate Agents

# 2 Bedroom Apartment located in London

Call us on

**0203 011 1414**

[info@harrisbrown.co.uk](mailto:info@harrisbrown.co.uk)

<https://www.harrisbrown.co.uk>

This spacious flat is located above a commercial property on Caledonian Road.

The property offers two double bedrooms, a good-sized reception area with neutral décor, double glazing. There is a kitchen and a full bathroom. The bathroom is located on the first floor and is for the exclusive use of the tenants of this flat.


The location provides strong transport links. King's Cross & St Pancras is around 10 minutes away, offering access to multiple Underground lines, national rail, and Eurostar services. Caledonian Road and Caledonian Road & Barnsbury stations are also nearby, providing Piccadilly Line and Overground connections.

Several universities are within easy reach, including UCL, City University, SOAS, and Central Saint Martins.

Suitable for professionals or students.

Contact us to arrange a viewing!

## Council Tax Band

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.