



Xchange Point, Market Road, Islington, N7

Guide Price: £375,000

Benham
& Reeves

Xchange Point, Market Road, Islington, N7

 1 Bedroom  1 Bathroom  Leasehold

An immaculately presented apartment situated on the third floor of this modern development.

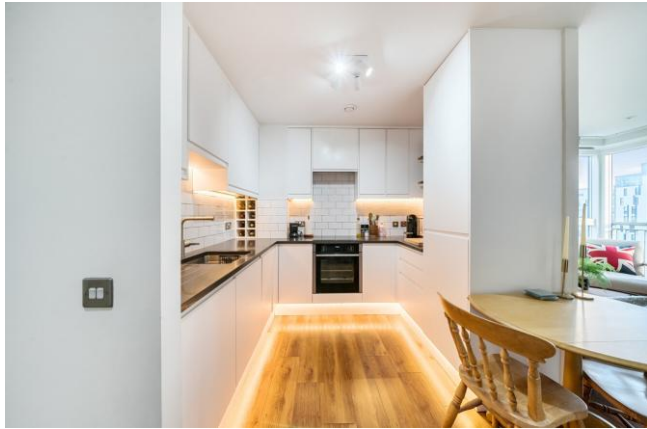
Flooded with natural light, the property comprises a wonderful dual aspect reception room with a Juliet balcony offering far-reaching views, a contemporary kitchen with fitted appliances and ample storage, a generously sized double bedroom with fitted wardrobes and a fully tiled bathroom.

Further benefits include on-site cycle storage and a concierge service.

The property is located within the highly desired Xchange Point development, just moments from Caledonian Road Station (Piccadilly Line), providing easy access into Central London, including King's Cross and the West End.

The local area offers a wide range of amenities with independent cafes, shops and restaurants, while the popular hubs of Camden, Kentish Town and Angel are all within short reach. Several green spaces, including Caledonian Park and Highbury Fields, are also close by.



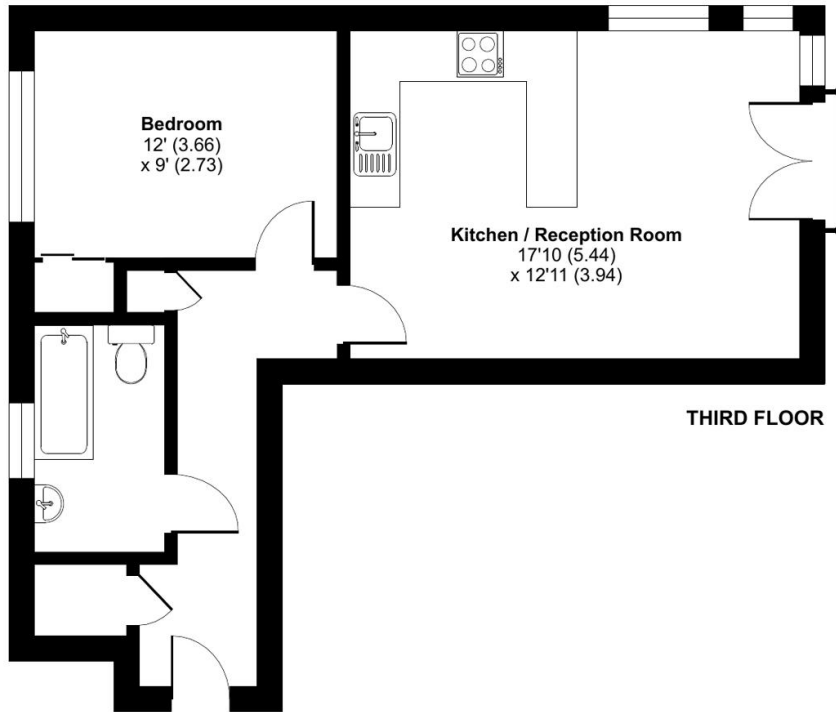


Property Features:

- Double Bedroom
- Bathroom
- Reception Room
- Fully Fitted Kitchen
- Juliette Balcony
- Lift Access
- Concierge Service
- Cycle Storage

Market Road, London, N7

Approximate Area = 501 sq ft / 46.5 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£375,000
Tenure:	Leasehold Expires 20/11/2138 Approximately 112 Years Remaining
Ground Rent:	£207 (per annum) For the year 2026
Service Charge:	£3,242.04 (per annum) For the year 2026

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP250039

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