

PARKER JAMES

ESTATES

Established since 1995



Centurion Close

London N7 8UF

- For sale by auction
- Second floor
- 47 sqm
- Modern kitchen and bathroom
- Pubs and restaurants minutes away
- Vacant possession
- Well presented
- One double bedroom
- Caledonian Road station walking distance
- Caledonian Park nearby

Auction Guide £335,000

Centurion Close

London N7 8UF



For sale by auction with vacant possession is this well presented purpose built second floor flat in Barnsbury.

The 47 sqm property briefly comprises an entrance hall with a sizeable built in storage cupboard, rear facing reception room that enjoys plenty of natural light and which is open plan to a modern fitted kitchen with integrated appliances, one double bedroom and a fully tiled luxury bathroom.

Centurion Close is within walking distance of Caledonian Road (Piccadilly line) and Caledonian Road & Barnsbury (Mildmay) stations, a good range of shops on Caledonian Road including a Sainsbury's Local, local pubs and restaurants whilst pleasant open space can be enjoyed in nearby Caledonian Park with its Grade II listed Clock Tower, cafe and sports facilities.

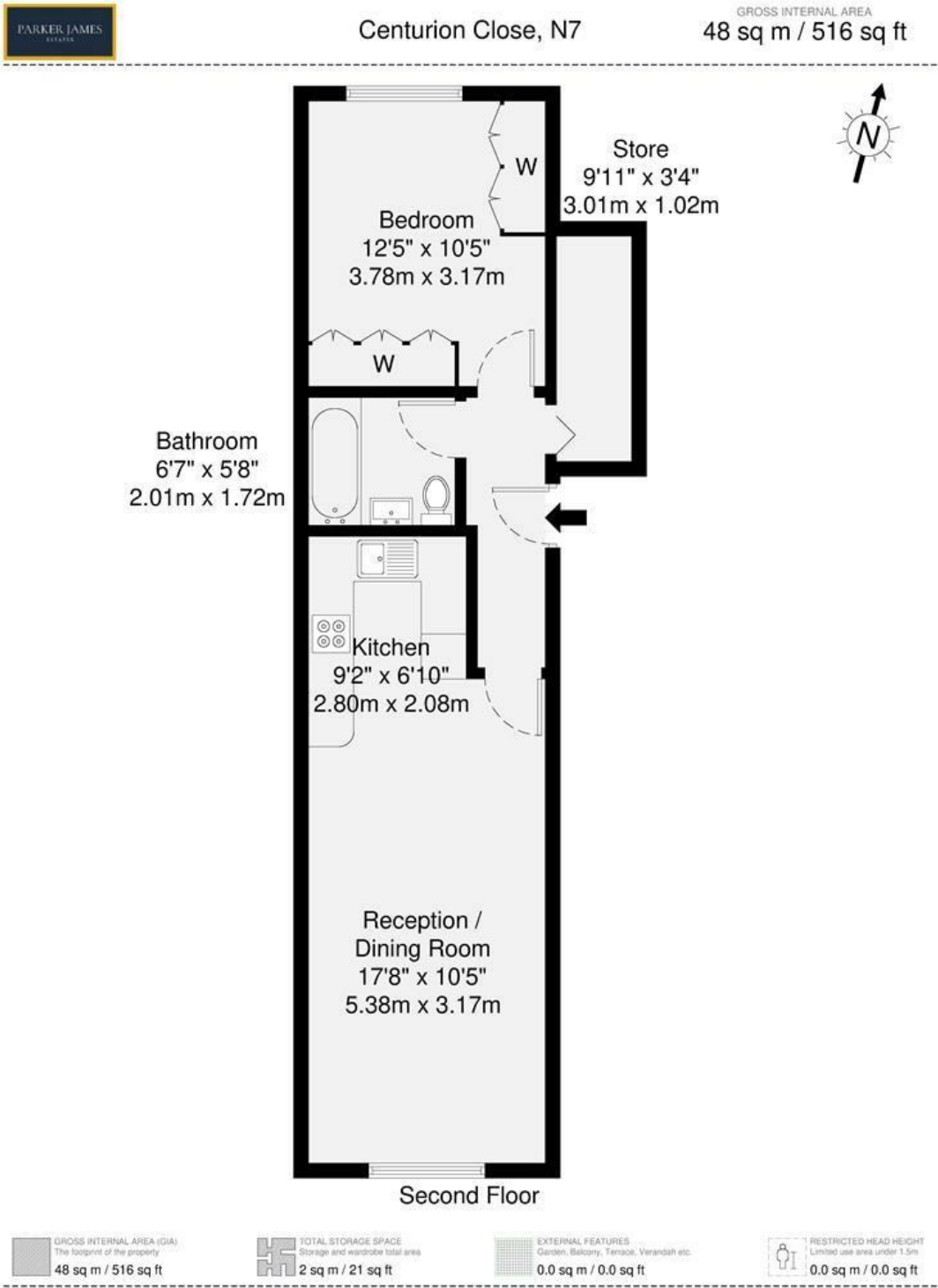


[Directions](#)





Floor Plan



Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(02 plus) A			(02 plus) A		
(01-01) B			(01-01) B		
(09-00) C			(09-00) C		
(15-00) D			(15-00) D		
(20-04) E			(20-04) E		
(21-30) F			(21-30) F		
(11-20) G			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

