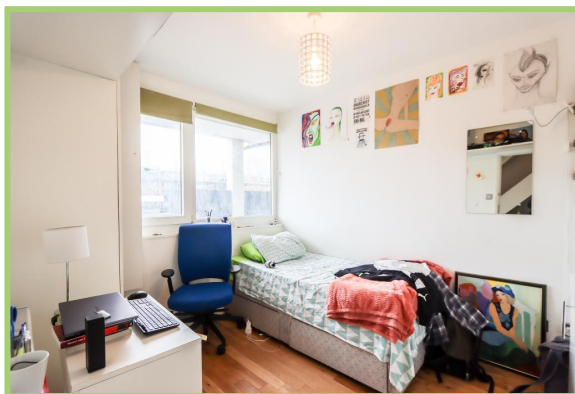


**Caithness House, Twyford Street, Islington**  
**4 Bedroom Maisonette**

**Price: £600,000**



- ✓ Four Double Bedrooms
- ✓ Excellent Investment Opportunity
- ✓ Private Garden

- ✓ Four En-Suite Bathrooms
- ✓ 6.5% Yield
- ✓ Split Level

## Caithness House, Twyford Street, Islington

This excellent four bedroom all en-suite, maisonette with its own large private garden is a great Opportunity for an investor with a yield of 6.5% plus. High cash flow generating, potential of receiving £43k per annum gross rentals.

This Ground floor maisonette property features its own entrance leading to a well lit open plan living room with fitted kitchen, high ceilings and direct access to the private garden. Four double bedrooms each with an en-suite bathroom and built in wardrobes. Finished to a modern standard through with quality wood floors.

Property Type: Leasehold property.

Key Features -

4 Bedrooms (en-suites)

4 Bathrooms

Fully fitted room with wardrobe

Top quality Wood Flooring

Fully Fitted Modern Kitchen and reception facing back private garden

Secure Door entries

Located In the heart of London, ideally positioned within walking distance to Kings Cross, Caledonian Road & Barnsbury Stations, offering a number of transport links to the city, West End & Europe, making this a perfect city dwelling for both home buyers, or those looking for an investment opportunity.

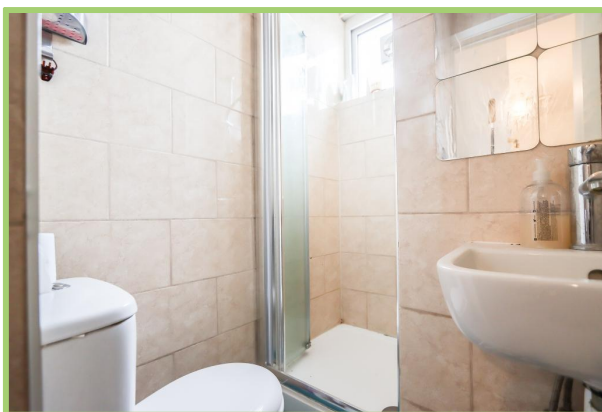
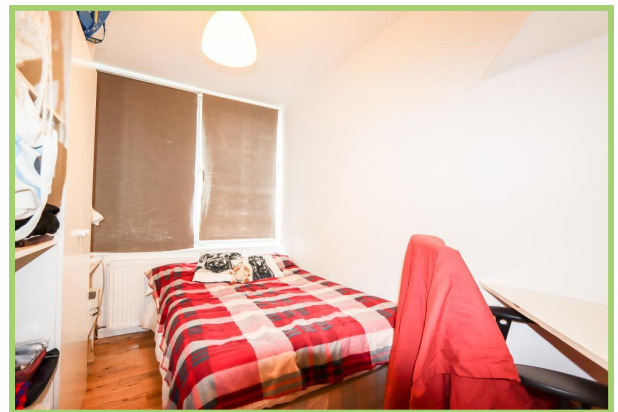
## Location

Barnsbury is a highly sought after location in the Borough of Islington. Caledonian Road has various supermarkets for your everyday amenities..

Great Locations - Close to local shops and entertainments

Walking distance (5 mins) to all tube and train stations.

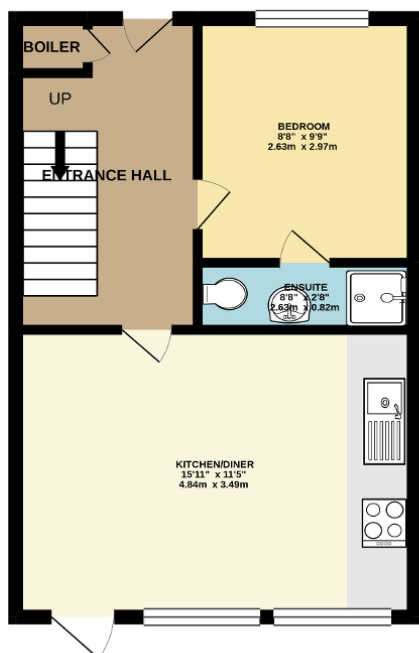
Walking distance (5 mins) to St Pancras international .



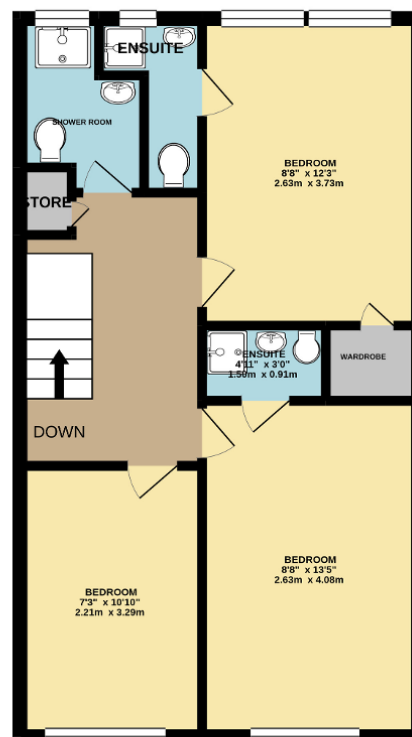
Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

GROUND FLOOR  
 378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
 454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		