



Carleton Road, N7 0ET

£630,000
Share of Freehold



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£630,000

Share of Freehold

This charming two-bedroom flat is located on the highly desirable Carleton Road. The well-presented property features two bedrooms one large king and one double, a modern separate kitchen, a bathroom, and a spacious living room. The Edwardian flat offers high ceilings that add to the feeling of space, while the large windows allow plenty of natural light, creating a bright and airy atmosphere. With large fitted wardrobes, beautiful built in bookshelves, nothing will ever be out of place here.

Carleton Road is a popular residential street, conveniently located within walking distance of both Tufnell Park Underground Station (Northern Line) and Kentish Town Station, which offers National Rail and the Northern Line. The area also boasts a wide range of shops, cafes, bars, and other local amenities.

- 623 sqft / 57.9 sqm
- 2 Bedrooms - 1 King - 1 Double
- Edwardian
- Spacious living room
- Separate kitchen
- Share of freehold
- Three piece bathroom
- Excellent transport links





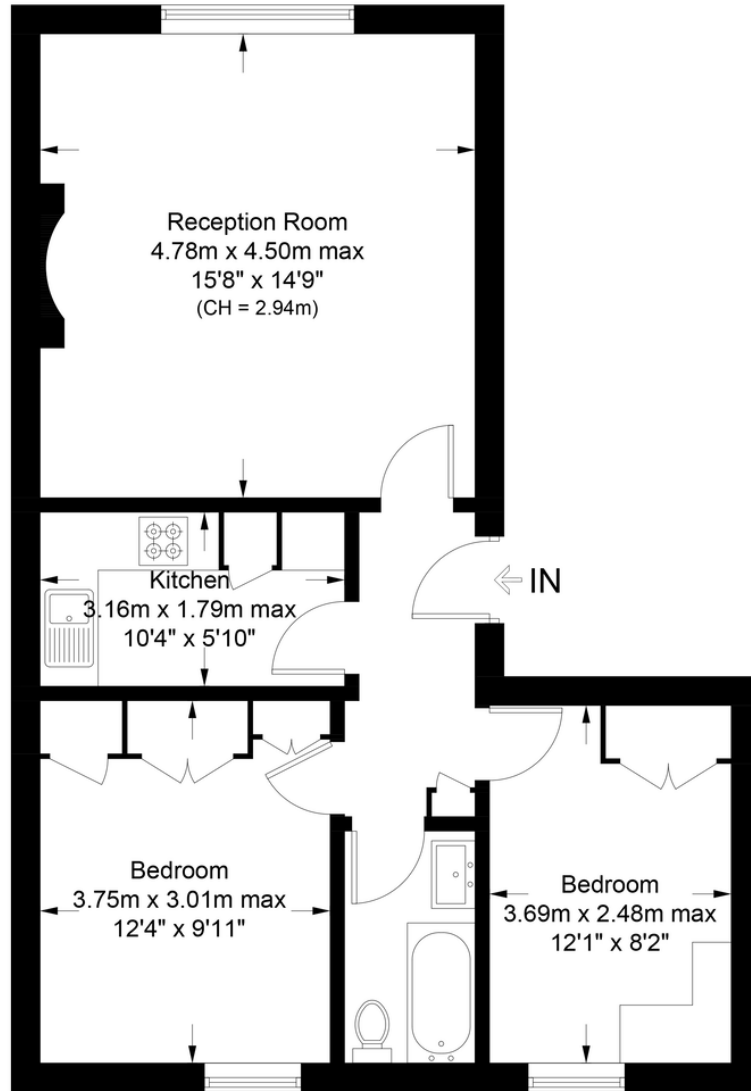


Carleton Road, N7

Approximate Gross Internal Area = 623 sq ft / 57.9 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1161724)

Certified Property Measurer

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DA

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General Contact



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	60	76
England & Wales		EU Directive 2002/91/EC

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Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.