

**CARLETON ROAD N7
OFFERS IN EXCESS OF
£550,000 SHARE OF FREEHOLD**

A two bedroom flat set on the first floor to one side of an attractive period detached building, located in Tufnell Park, N7.





The property is located in Carleton Road, set between Dalmeny Road/Ave and Tufnell Park Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and Caledonian Road (Piccadilly line) close to local bus services, shops, pubs, cafes, Tufnell Park Tavern, Tufnell Park playing fields and its tennis courts. The Kings Cross area is a bus ride away from Brecknock Road, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat comprises a kitchen/dining room with access to a reception room (which is to the rear of the flat), two bedrooms and a windowed bathroom with a bath and a shower cubicle.

TENURE: 137 Years Lease from 25th March 1975

SHARE OF FREEHOLD

SERVICE CHARGE: We have been advised by the owners they paid £1000 in 2023 and £900 in 2022 - Unverified

Parking: Permit required - see Islington Council web site

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage Ultrafast Broadband services are available via Openreach, G Network, Virgin Media.

Construction Type: We have been advised by the owners brick with tiled or slate roof and part flat roof

Heating: Gas central heating

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, dog or other animal which in the opinion of the Freeholder may cause annoyance to any other lessees or occupiers of the other flats in the building. Not to allow any dog belonging to the Lessee to be exercised in the grounds of the said building and to keep any such dog on a lead whilst within the curtilage of the said building and grounds thereof.

Council Tax: London Borough of Islington - Council Tax Band: D (£1,920.53 for 2024/2025)











Photo above – A view to the rear from the reception





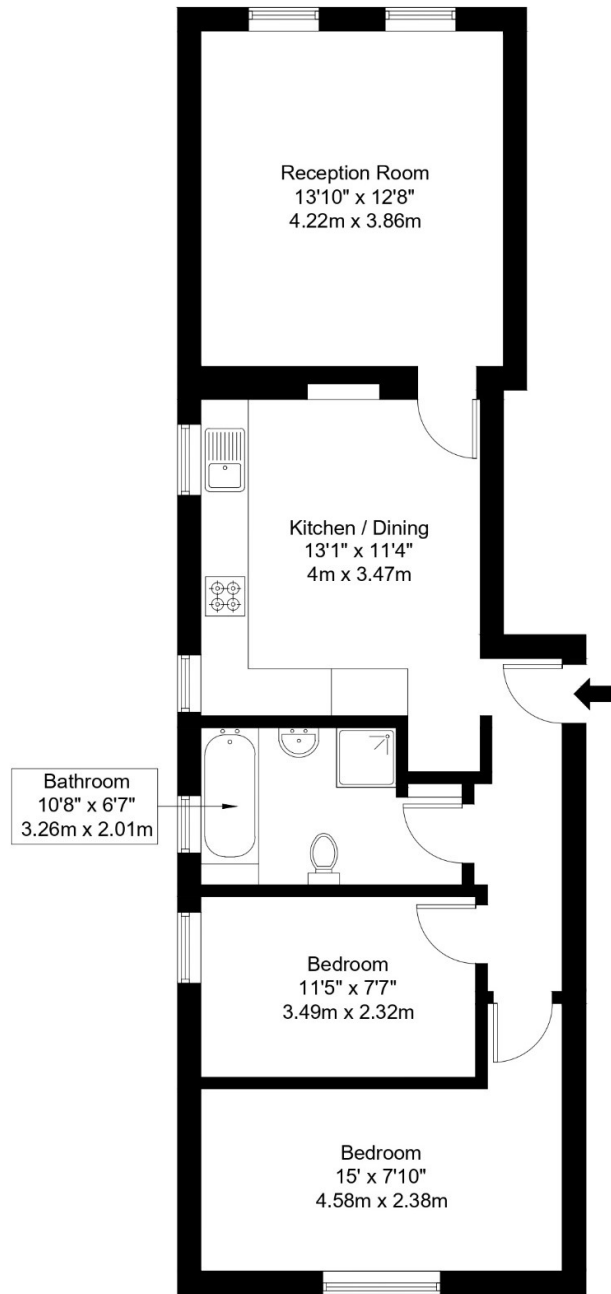
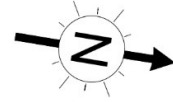
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Carleton Road, N7 0ET

Approx Gross Internal Area = 65.4 sq m / 704 sq ft



First Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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