



CARLINGFORD ROAD, N15
£475,000 LEASEHOLD

DESCRIPTION:

Set on a quiet side street within a short walk of Downhills Park, this handsome two-bedroom conversion is laid out over the entire first floor of an attractive Victorian built property, making it a superb first time buy within one of North London's most loved neighbourhoods. Offered Chain-Free

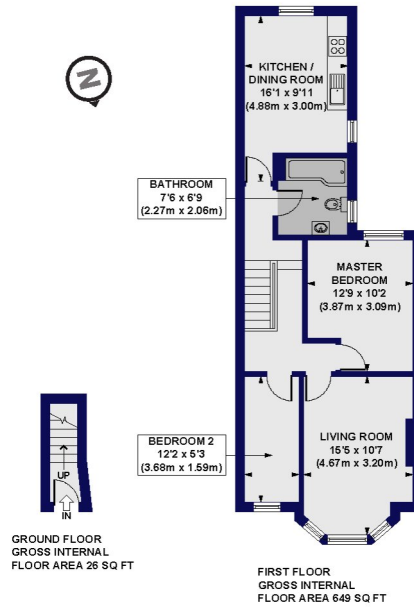
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Carlingford Road, N15
 Approx. Gross Internal Floor Area 675 sq. ft / 62.68 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute a warranty or representation by the vendor. Care should be taken as to the accuracy of the information contained in these plans. Depend on the finished spaces only and not on the vendor's drawings for any prospective purposes.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	80
EU Directive 2002/91/EC			

Tenure: Leasehold

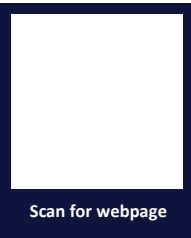
Term: 118 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable



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