CARLTON MANSIONS, ANSON ROAD N7
£650,000 LEASEHOLD

A delightful two bedroom flat set on the second & third (top) floors of an attractive period mansion block, in popular Anson road in Tufnell Park.









The property is set on Anson Road on the corner with Huddleston Road, nearest tube stations being Tufnell Park (Northern line) & Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, cafes, restaurants & shops along Fortess Road. The Kings Cross area is easily accessible by bus from Brecknock Road, offering a wide selection of amenities, including Kings Cross railway stations, St Pancras International with its Eurostar services, Regent's Canal, Granary Square, and the shops, cafés and restaurants at Coal Drops Yard.

This stylish property offers well proportioned living accommodation arranged over two floors and comprises the flats entrance on the second floor along with a reception room with an open plan kitchen and a bedroom. Stairs then rise to the third (top) floor where there is a windowed bathroom and a further bedroom.

A word from the owner…" We have loved living in our flat for the past 9 years. It's big windows on all 3 sides means that it gets exceptional light throughout the day from sunrise to sunset views of the Heath from the balcony.
With it being on 2 floors too, it feels like we have more of a separation between living and sleeping areas.
For a flat, the storage available is amazing. Both under the stairs and with the eaves spanning the full perimeter of the flat, it has been massively helpful.
Location wise is incredible, being inbetween Kentish Town and Tufnell Park means you have double the amenities to hand. Anson Road is leafy, wide and safe and far enough away from any A & B roads to keep it relatively peaceful. The proximity to the Heath means we get to use it and Swains Lane each day and easily spend our Sundays up in either Highgate or Hampstead villages whilst also having great access via Tube, Bus or Thameslink to Kings Cross.
Nursery and School options such as Eleanor Palmer and 2 N Club family options are both within walking distance and have excellent reviews"

TENURE:	**125 Years Lease (less 3 days) from 29th September 1986 –** The owner has advised they plan on getting the lease extension process started
GROUND RENT:	We have been advised by the owner £120pa - Unverified
SERVICE CHARGE:	£1,175.00 inc. reserve fund - Period 01.07.25 to 31.12.25
Parking:	We have been advised by the owner a residents parking permit could possibly be acquired from the council. Please make your own enquiries.
Utilities	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	According to Ofcom, Ultrafast Broadband services are available via Openreach, Virgin Media, G Network, Hyperoptic, with good mobile phone reception depending on your service provider.
Construction Type:	To be confirmed
Heating:	Gas

Notable Lease Covenants & Restrictions: To be confirmed

Council Tax: London Borough of Islington - Council Tax Band: D (£2,107.87 for 2026/27).


PAPIERS DÉCOUPÉS
MATISSE




10TH SEPT 2024
WARNING











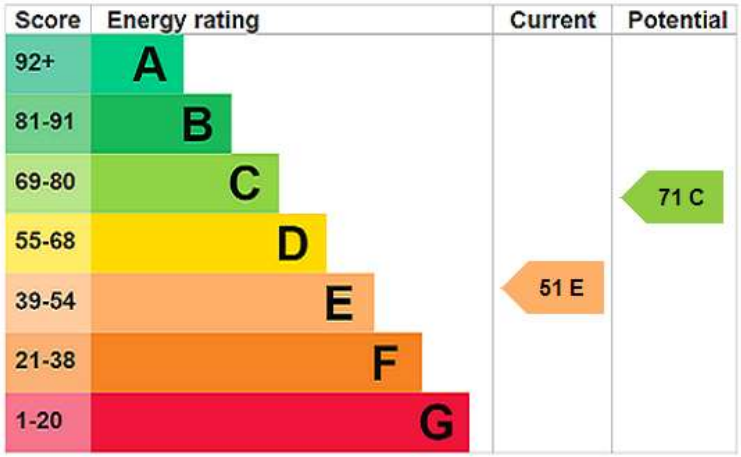

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Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are 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.

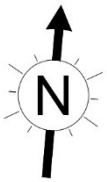
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.

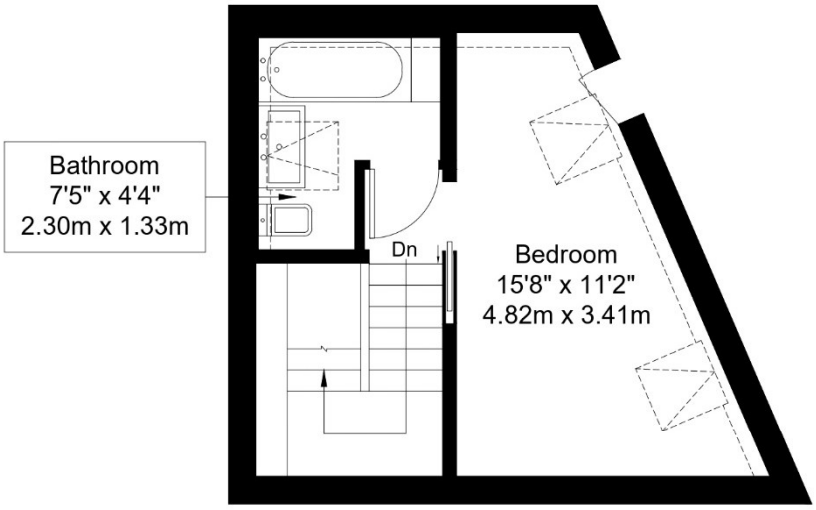


Anson Road, N7 0RB

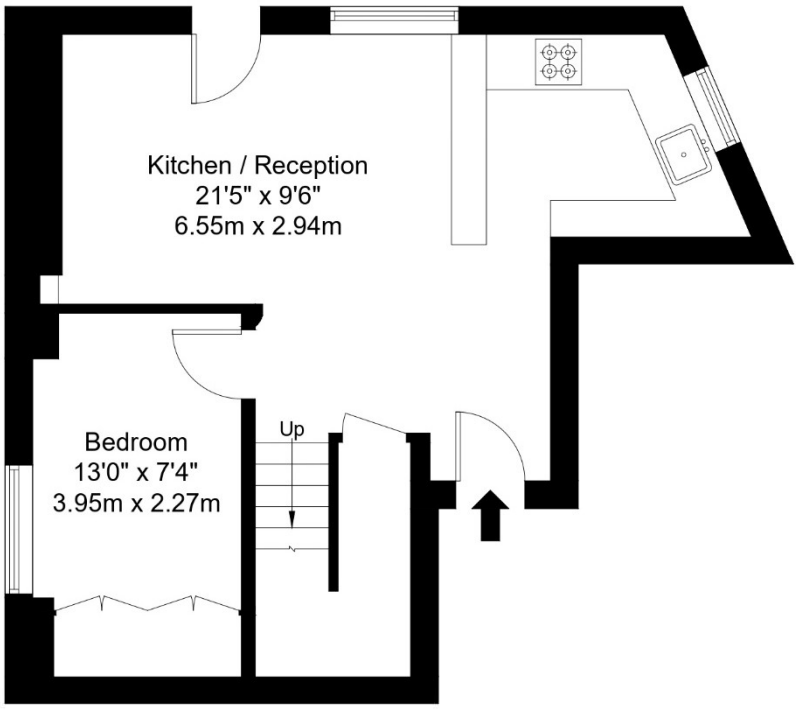
Approx Gross Internal Area = 59.26 sq m / 638 sq ft
Restricted Head Height = 2.54 sq m / 27 sq ft
Total = 61.8 sq m / 665 sq ft

= Reduced Headroom Below 1.5m / 5'0





Third Floor



Second Floor

Ref :

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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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