DOLPHIN COURT, CARLETON ROAD N7
OFFERS IN EXCESS OF
£325,000 LEASEHOLD

Offering for sale a one bedroom flat, set to one side on the third (top) floor of a detached purpose built building with a parking space, set in Carleton Road in Tufnell Park.









The property is lacated along Carleton Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and Caledonian Road (Piccadilly line) and close to local bus services, shops, cafes & Tufnell Park Tavern & Tufnell Park playing Fields with tennis courts. The Camden Town area is served by bus services from Camden Road for its amenities including Camden Market alongside the Regents Canal. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, 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 reception room with access to a kitchen, a bedroom with wardrobes and a windowed bathroom.

TENURE:	**125 Years Lease from 29th September 1998**
GROUND RENT:	£200 p.a and increasing throughout the term of the lease.
SERVICE CHARGE:	£2747.75 service charge – £1142.86 Reserve fund - for period 01.01.26 to 31.12.26
Parking:	Right to use a parking space
Utilities	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	Ultrafast Broadband services are available via Openreach, Virgin Media, G Network, with a good level of mobile phone coverage.
Construction Type:	To be confirmed
Heating:	Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, dog or other animal which may cause annoyance to any owner, lessee or occupier of the other flats comprised in the building shall be kept in the Flat or be allowed to stay in the common parts. staircases or common ways of the building.

Council Tax: London Borough of Islington - Council Tax Band: B (£1,639.45 for 2026/27).








peace & hope







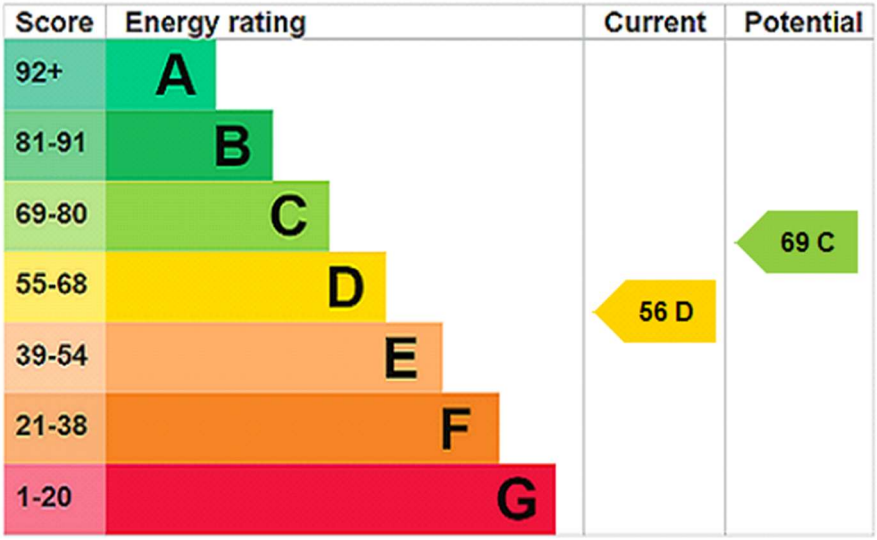





DOLPHIN COURT
TRECASTLE WAY
Estate
Park in

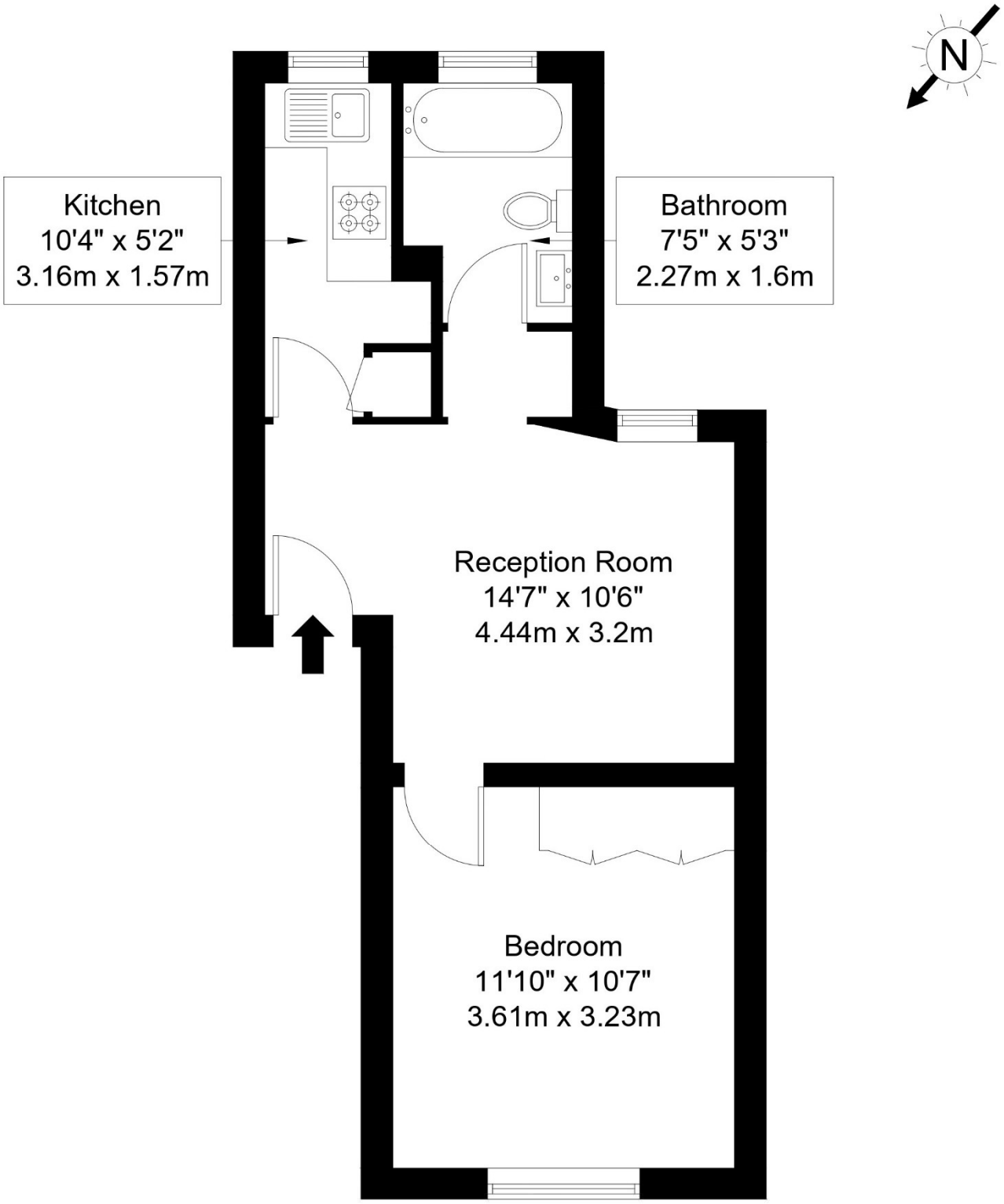
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.



Dolphin Court, N7 0ER

Approx Gross Internal Area = 34.1 sq m / 367 sq ft



Third 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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