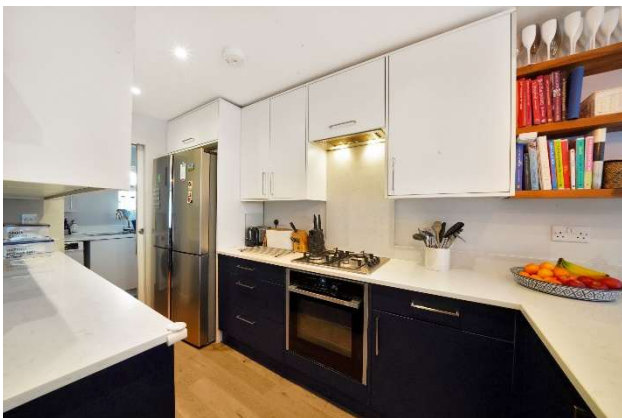


PENDERYN WAY, CARLETON ROAD N7

£900,000 FREEHOLD

Offering for sale a well-presented three bedroom house arranged over three floors of a building in the N7 area.





Penderyn Way is located off Carleton Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) & Caledonian Road (Piccadilly Line) and close to local bus services, shops, schools & cafes. 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 Camden Town area is served by bus services from Camden Road for its amenities including Camden Market alongside the Regents Canal.

This super house comprises a reception/dining area open plan to a kitchen, a utility room and a windowed cloakroom all on the ground floor, an L-Shaped reception room (could possibly be used as a further bedroom) and one of the bedrooms on the first floor, with stairs up to a bathroom and two further bedrooms (one with fitted wardrobes and an ensuite shower room) on the second (top) floor above. The house also has access to a rear garden.

Service charge:	£716.83 – Period 01.04.24 to 31.03.25 – For grounds maintenance, management and other communal charges.
Parking:	We have been advised by the owner - council permit required
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage	Ultrafast Broadband services are available via Openreach, Community Fibre, Hyperoptic, Virgin Media.
Construction Type:	We have been advised by the owner - masonry construction, flat roof, brickwork external walls
Heating:	Gas central heating

Council Tax: London Borough of Islington - Council Tax Band: E (£2,458.89 for 2025/26).













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.

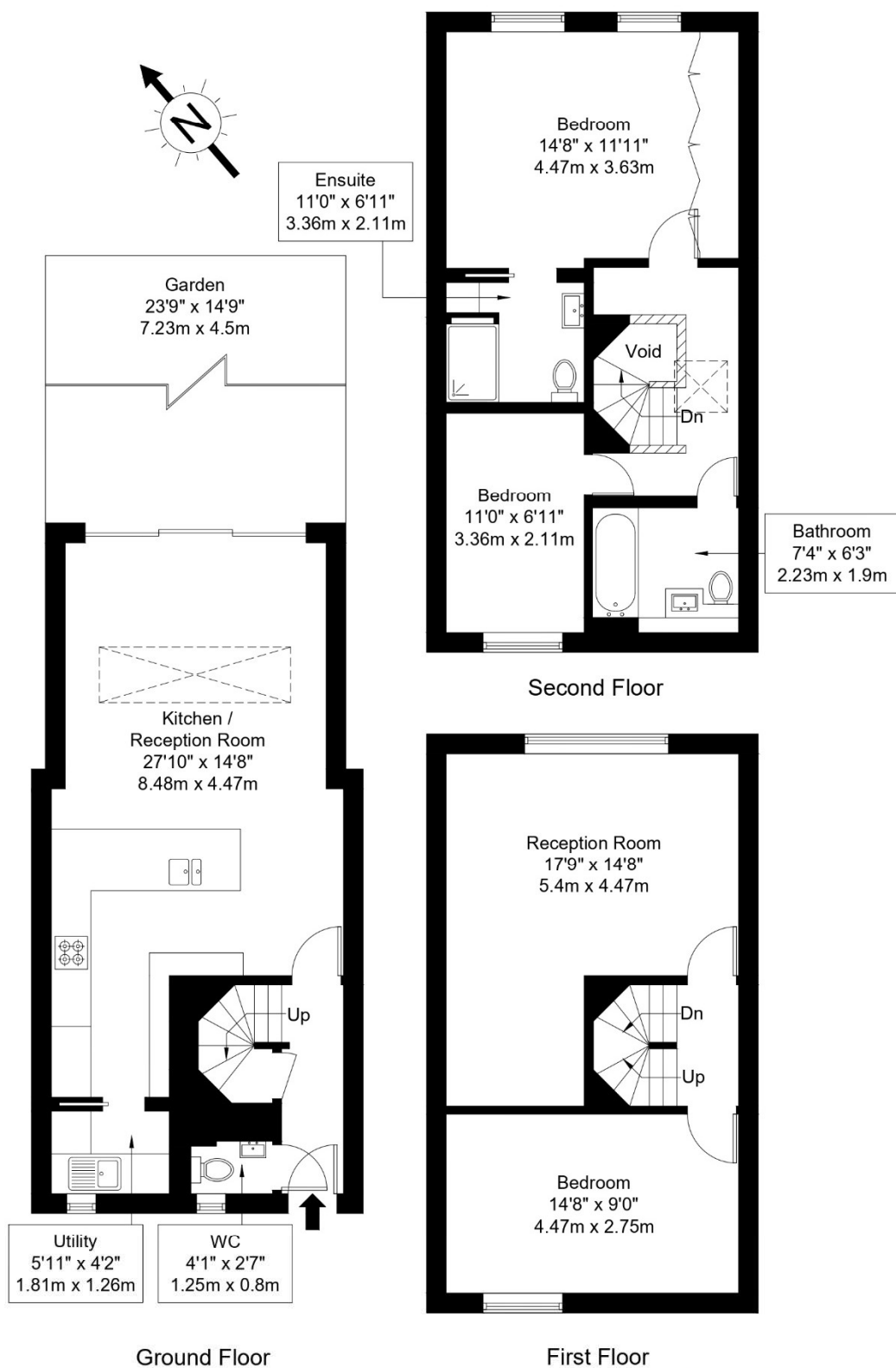
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Carleton Road, N7 0EY

Approx Gross Internal Area = 121.6 sq m / 1309 sq ft

Garden = 32.5 sq m / 350 sq ft

Total = 154.1 sq m / 1659 sq ft



Ref :

Copyright **BLEU 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.
Copyright @ BleuPlan