

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

A delightful one bedroom chain-free flat, set to the rear on the second floor of an attractive period building in Tufnell Park, with a communal rear garden.





The property is set to the rear of the building, located along Carleton Road, close to the junction with Anson Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to local bus services, shops, cafes & Tufnell Park Tavern & Tufnell Park playing Fields with tennis courts. The Kings Cross area 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 are a bus ride away from Brecknock Road.

This well presented flat comprises a reception room with an open plan kitchen, a shower room, a bedroom with built in storage cupboards/space under the bed and a communal rear garden.

TENURE:	125 Years Lease from 1st January 2016
GROUND RENT:	We have been advised by the owner £400 p.a
SERVICE CHARGE:	We have been advised by the owner for year ended 31.12.24 - £1227.11 - Unverified
Parking:	We have been advised by the owner – permits available for residents
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, Hyperoptic.
Construction Type:	We have been advised by the owner - brick
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, cat or reptile or other pet or animal whatsoever (whether domesticated or not) in or on the Demised Premises without the previous consent in writing of the Freeholder, such consent not to be unreasonably withheld. To keep the floors of the Apartment (apart from the kitchen floor and (if applicable) any balcony floor) covered with carpet or some other suitable sound deadening material or utilising some suitable sound-deadening mechanism.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,788.28 for 2025/26).













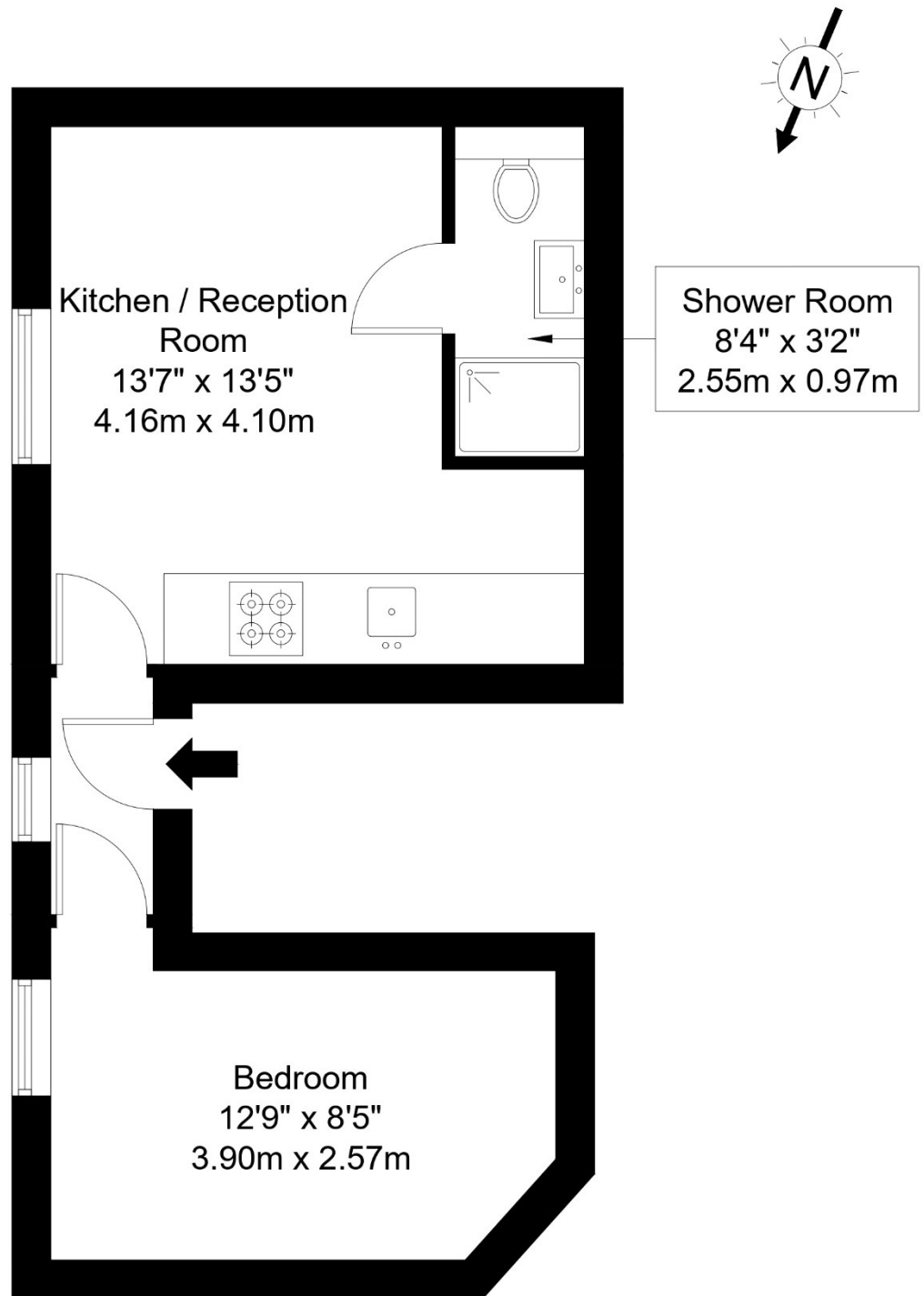
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Carleton Road, N7 0ES

Approx Gross Internal Area = 27.44 sq m / 295 sq ft



Second 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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