

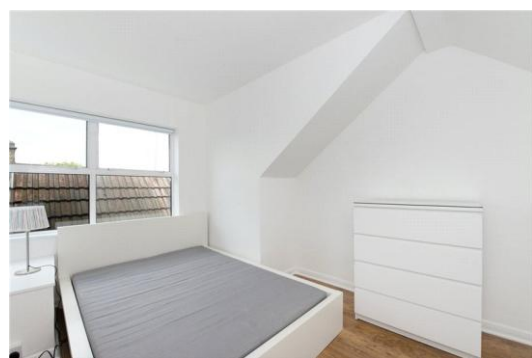


Carleton Road

Tufnell Park, N7

£499,995 Guide Price

An immaculate two bedroom apartment arranged over the upper two floors of this Victorian house. Comfortable accommodation with an abundance of natural light, use of truly delightful and tranquil rear garden and allocated off street parking bay. Conveniently located for the many shopping, entertainment and transport links of Holloway Road and Tufnell Park.



Carleton Road

Tufnell Park, N7

- 2 Bedroom Split Level Apartment
- Private Off Street Parking
- Tranquil Communal Garden
- Convenient Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure

Share of Freehold

Service Charge:

TBA

Ground Rent:

TBA

Chestertons Kentish Town

274 Kentish Town Road
Kentish Town
London
NW5 2AA
sales.kentishtown@chestertons.com
020 7267 1010
[chestertons.com](https://www.chestertons.com)

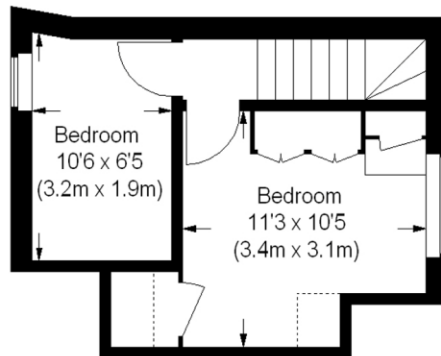
Carleton Road, N7

Approximate Gross Internal Area = 570 sq ft / 53 sq m

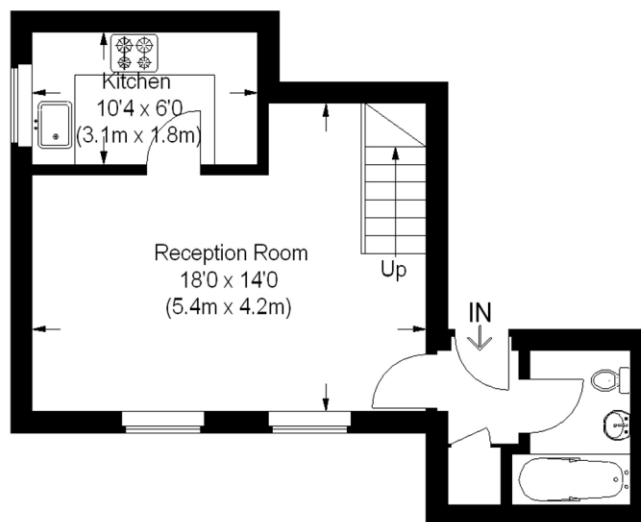
(Excluding Reduced headroom)

Reduced headroom = 11 sq ft / 1 sq m

Total = 581 sq ft / 54 sq m



Third Floor = 215 sq ft / 20 sq m



Second Floor = 355 sq ft / 33 sq m

 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID109585)