



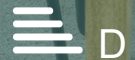
## Carleton Road Tufnell Park, N7 £425,000 Leasehold

A lovely two bedroom apartment set within a period and well maintained development, situated on an attractive tree lined road located between Tufnell Park (Northern line) and Caledonian Road (Piccadilly line). There are multiple local bus routes on Camden Road and local amenities can be easily reached on nearby Brecknock Road. Offered with no onward chain.

- Two double bedrooms
- Elegant reception room
- High ceilings
- Bright and airy
- Imposing building
- Spacious master bedroom
- Excellent transport links
- Chain free
- Council Tax: Band D

### Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



## Additional Information

Lease Term: 111

Date of Lease Commencement: 2012

Service Charge: Approx: £2,690

Service Charge Review Period: Annually

Ground Rent: Approx: £300

Ground Rent Review Period: Annually

Heating: Gas central heating

Electricity: Mains

Water: Mains

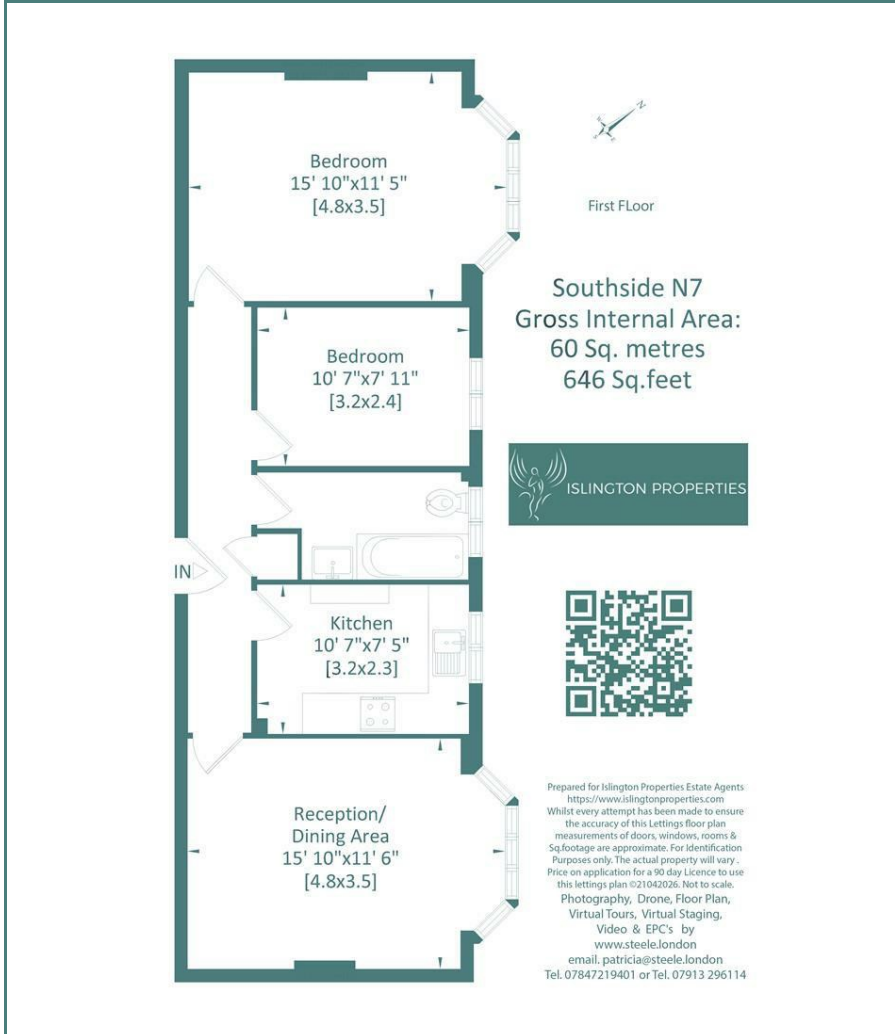
Sewerage: Main Drain

Broadband: Likely Standard, Superfast and Ultrafast speeds (Ofcom)

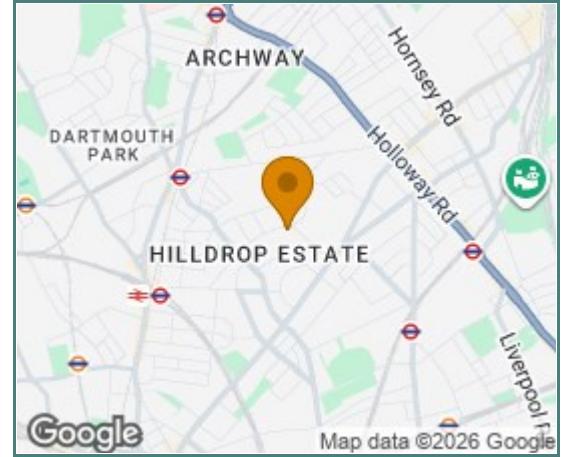
Mobile Signal/Coverage: Likely good indoor and outdoor coverage for O2, Three and Vodafone. Good outdoor/variable indoor coverage for EE (Ofcom)

Parking: Street parking via permit

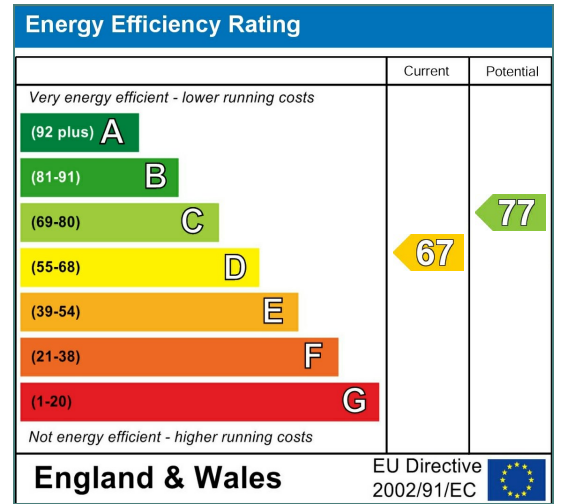
## Floor Plan



## Area Map



## Energy Efficiency Graph



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