



**\*\* IDEAL FIRST PURCHASE/INVESTMENT \*\*** Two bedroom ground floor converted flat with direct access to its own rear garden. The property is in need of refurbishment and redecoration throughout. The accommodation comprises of a shared entrance to lobby area, own front door to internal hallway, front reception room, double-bedroom, bathroom/WC, smaller second bedroom, kitchen to the rear with windows and door leading out to its own section of rear garden. The property is ideally located close to Turnpike Lane Tube/transport Hub (20/25 Mins City/West End) extensive shopping and all other amenities are close by. **\*\* SHARE OF FREEHOLD / CHAIN FREE \*\***

**Carlingford Road, LONDON, N15 3EH**

**Offers in the region of £450,000 | Share of Freehold**

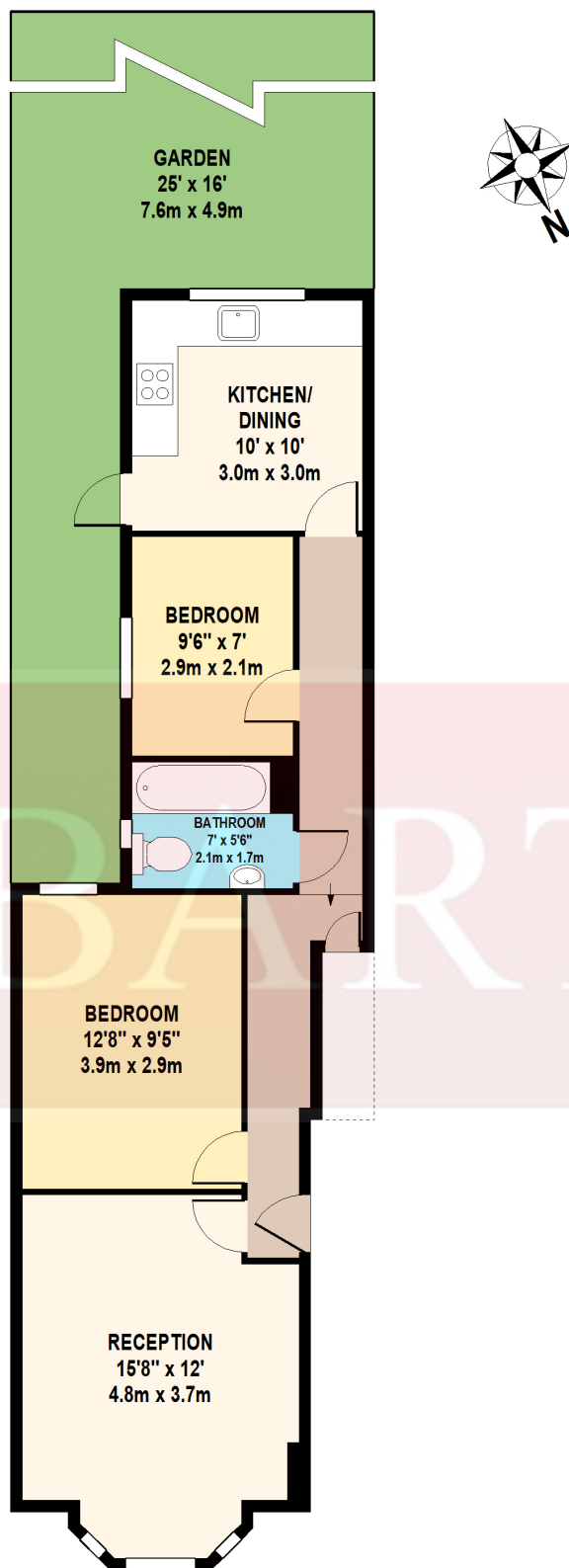
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
0208 348 3333



- Ground-floor Converted Flat
- Two Bedrooms
- Separate Kitchen
- Turnpike Lane Tube /Transport Hub
- 15/20 Mins Central London
- Close to Tube/Shops/All Amenities

- Own Rear Garden
- Share of Freehold
- Front Lounge/Reception Room
- Chain Free
- IN NEED OF REFURBISHMENT
- IDEAL FIRST PURCHASE/INVESTMENT



## GROUND FLOOR

CARLINGFORD ROAD  
TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Energy Efficiency Rating                    |          | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> | 68      | 77        |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |

Address: 90 Carlingford Road, N15

#### Tenure:

Share of Freehold

#### Viewings:

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

#### Contact:

8 CRESCENT ROAD, Alexandra  
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rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.