

# MATTHEW JAMES

Residential Sales • Lettings • Management



Carleton Road, London, N7 0QT

**Asking Price £450,000**

A two double bedroom ground floor purpose built flat well located for both Kentish Town and Tufnell Park underground stations and within close proximity to excellent bus links, shops, cafes, restaurants and local amenities. The flat features a bright lounge with gardens to both back and front, separate kitchen, shower room, separate W.C and double glazing throughout. Leasehold with a remaining lease of 91 years.

### Front Garden

Gated private garden at the front of the property, consisting of small lawn and a path giving access to the front door of this flat.

### Hallway

An 'L' shaped hallway, featuring a fitted carpet, a slim storage cupboard with further storage above, radiator and pendant light fitting.

### Lounge



A good sized reception room, featuring a fitted carpet, radiators, pendant light fitting, telephone point and double glazed casement windows and door, giving access to the sizeable private garden at the rear of the property.

### Separate Kitchen



Comprising of white wall and base units with chrome fittings and cream worksurfaces, incorporating a stainless steel sink and drainer with taps. Other features include, spaces for a freestanding cooker, fridge/freezer and washing machine, double glazed casement windows to the front of the building, Worcester Combi boiler, linoleum flooring, strip lighting and radiator.

### Bedroom One



A generous double bedroom featuring a fitted carpet, double glazed casement windows to the rear of the building, pendant light fitting, radiator and telephone point.

### Bedroom Two



Double bedroom, comprising of a fitted carpet, double glazed casement windows to the front of the building, pendant light fitting, and radiator.

### Shower Room



Shower cubicle with wall mounted shower fitting, wall mounted wash basin, frosted double glazed casement windows to the front of the building and radiator.

### Separate W.C

Comprising of a low flush W.C, wall mounted wash basin, frosted double glazed casement windows to the front of the building, pendant light fitting and radiator.

### Rear Garden



Steps down to a large garden, featuring a central paved area with borders and a storage facility. Back gate to the developments communal area.

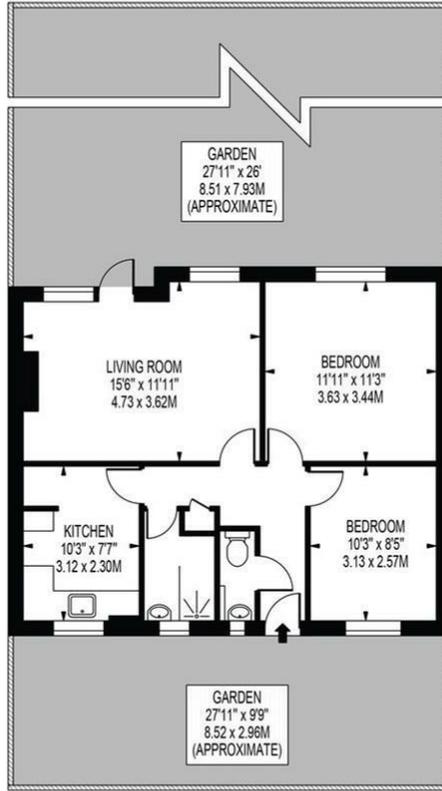
### Exterior



# Floor Plan

## WILLBURY HOUSE, HILLDROP ESTATE

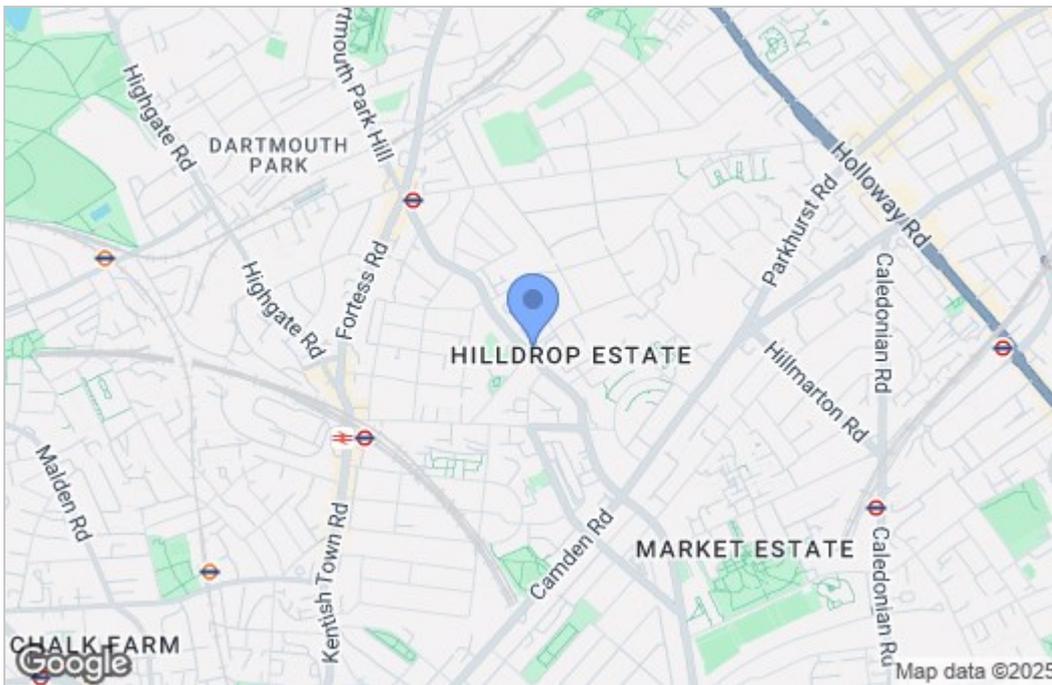
APPROXIMATE GROSS INTERNAL FLOOR AREA: 588 SQ FT - 54.63 SQ M



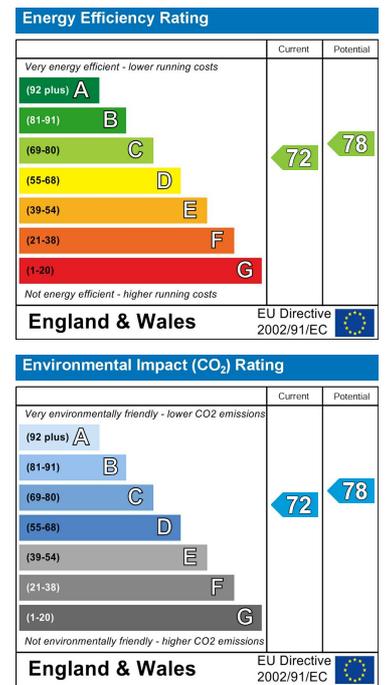
GROUND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

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# Area Map



# Energy Efficiency Graph



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