Southside 32 Carleton Road

Tufnell Park, London, N7 0QH

£385,000

A fabulous one bedroom ground floor flat, forming part of a well regarded Art Deco style purpose built block, situated in a leafy residential side turning.

Offering 544 square feet (51 Sq Metres) of living space, the property has been very well maintained and is presented to a high standard throughout. Entered via a wide hallway with access to all rooms, the property enjoys excellent levels of natural light from the large double glazed windows, which all face south over the communal gardens, away from the road. Both the reception and bedroom are of a good size and the kitchen and bathroom are modern and well-appointed.

To the rear and side are well-tended communal gardens and parking is available to residents on a first-come, first-served basis.

Carleton Rd is a popular residential location in the heart of leafy Tufnell Park, well placed for a range of shops, leisure and transport amenities, the nearest Underground station being at Tufnell Park.

- Ground floor purpose-built flat
- One good double bedroom
- Spacious reception
- Well-appointed kitchen with appliances
- Chain free
- Landscaped communal gardens
- Excellent decorative order
- Off street parking - first come, first served
- Leasehold 104 years
- Double glazing

Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.
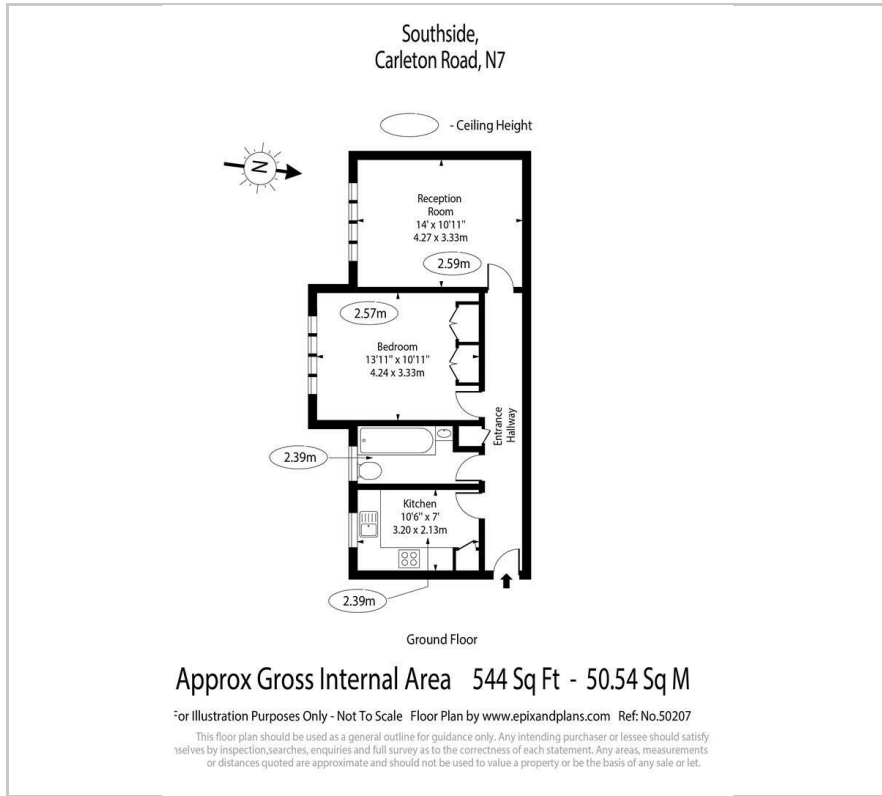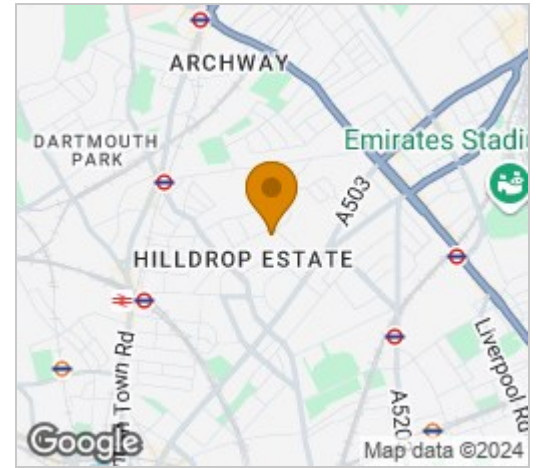
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Floor Plan

Southside,
Carleton Road, N7

⬭ - Ceiling Height

N

Reception Room
14' x 10'11"
4.27 x 3.33m
2.59m

2.57m

Bedroom
13'11" x 10'11"
4.24 x 3.33m

Entrance Hallway

2.39m

Kitchen
10'6" x 7'
3.20 x 2.13m

2.39m

Ground Floor

Approx Gross Internal Area   544 Sq Ft - 50.54 Sq M

For Illustration Purposes Only - Not To Scale   Floor Plan by www.epixandplans.com   Ref: No.50207

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Area Map

Map data ©2024

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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