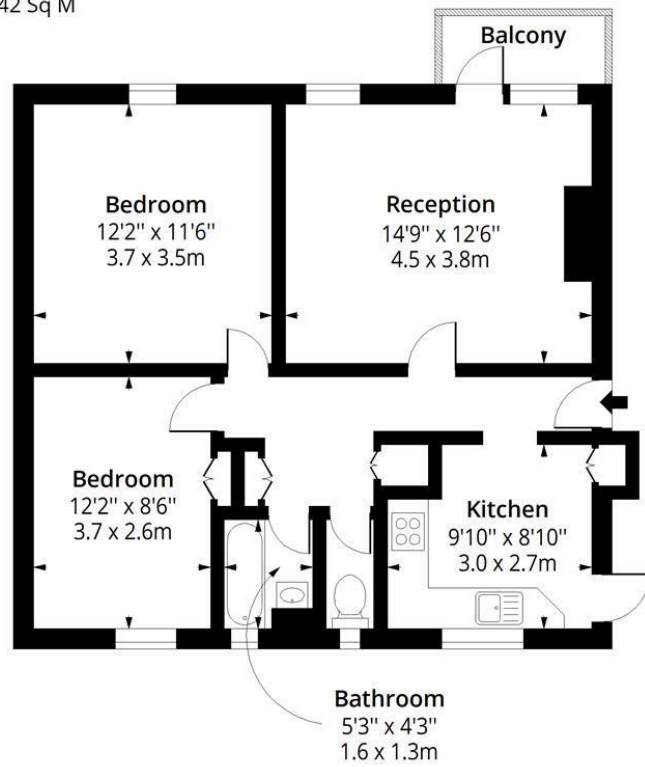




Carlton Lodge, N4

Approx. Gross Internal Area 683 Sq Ft - 63.45 Sq M
Approx. Gross Balcony Area 26 Sq Ft - 2.42 Sq M



Ground Floor

Floor Area 683 Sq Ft - 63.45 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basic of Valuation.



DAVIES & DAVIES ESTATE AGENTS

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CARLTON ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > EPC RATING: D
- > COUNCIL TAX BAND: D
- > LEASE LENGTH: 88 YEARS
- > SERVICE CHARGE: £250 PER MONTH

KEY FEATURES

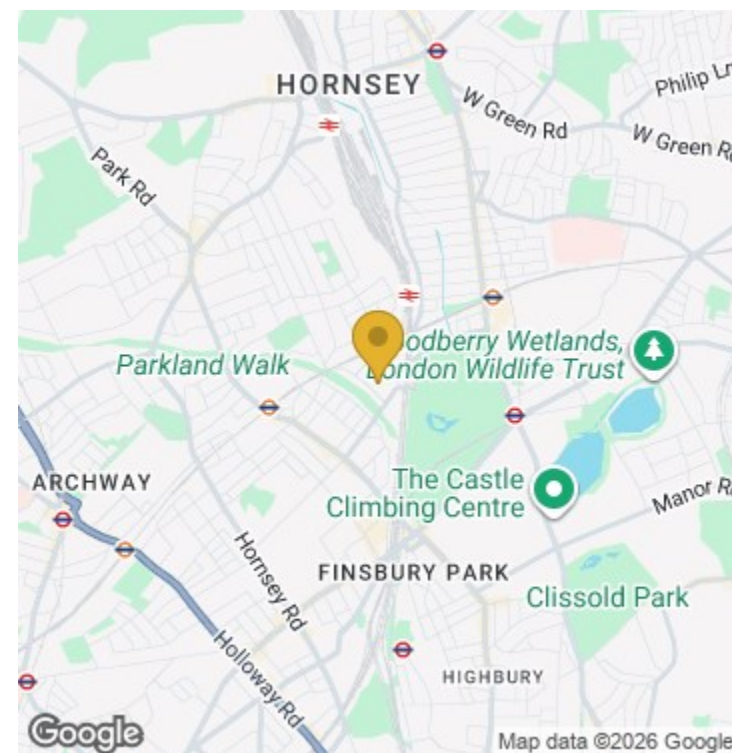
- TWO-BEDROOM FLAT
- BRIGHT RECEPTION ROOM
- SEPARATE KITCHEN
- WELL-PROPORTIONED BEDROOMS
- IDEAL FIRST-TIME PURCHASE OR INVESTMENT
- EXCELLENT TRANSPORT LINKS NEARBY

**YOURS FOR
£425,000**

Situated within a well-maintained development in a highly convenient North London location, this bright and well-proportioned two-bedroom flat offers an excellent opportunity for both first-time buyers and investors alike.

The property would make a fantastic home for buyers looking to get onto the property ladder, as well as a solid investment opportunity in a consistently popular rental area.

**SEE MORE
PROPERTIES
ONLINE**



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- BEDROOMS: 2**
- BATHROOMS: 1**
- RECEPTIONS: 1**

