



HUNTERS

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# Carlingford Road, London, N15

Asking Price £425,000



A well presented two bedroom period conversion first floor flat located on Carlingford Road, N15, within easy reach of Turnpike Lane Underground Station. The property benefits from its own private garden, offering valuable outdoor space in a convenient London location.

The flat features a separate modern kitchen with south facing window, two good sized bedrooms and a bright reception room with herringbone wooden flooring throughout. Its layout makes it a practical choice for a range of buyers, whether as a first home or as an investment property.

Carlingford Road is ideally placed for excellent transport links with Turnpike Lane Station (Piccadilly Line) only a 5 minute walk away and local bus routes on your doorstep also. Green spaces including Downhills Park, Lordship Recreation Ground and Ducketts Common are all nearby and reachable within a 15 minute walk, as are a variety of local shops, cafés and amenities.

Enquire now.

Lease length: 122 years remaining

Service charge: £800 pa

Ground rent - £0

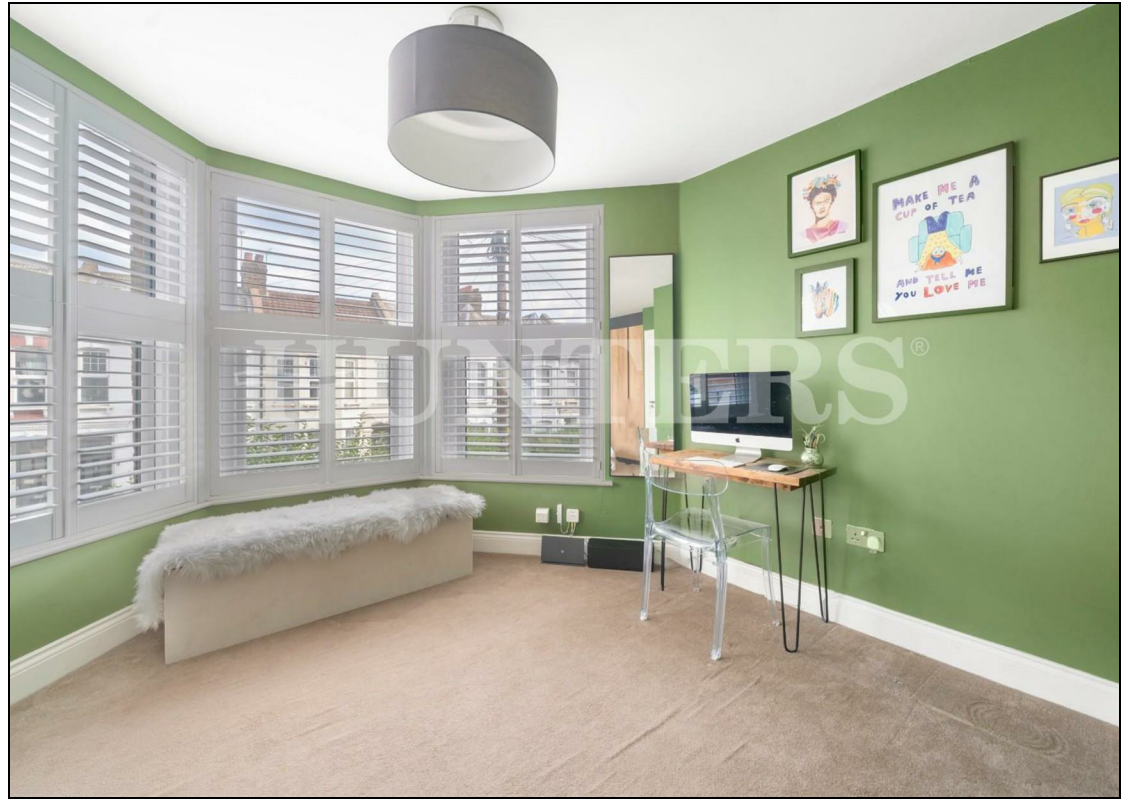
Council tax band - C

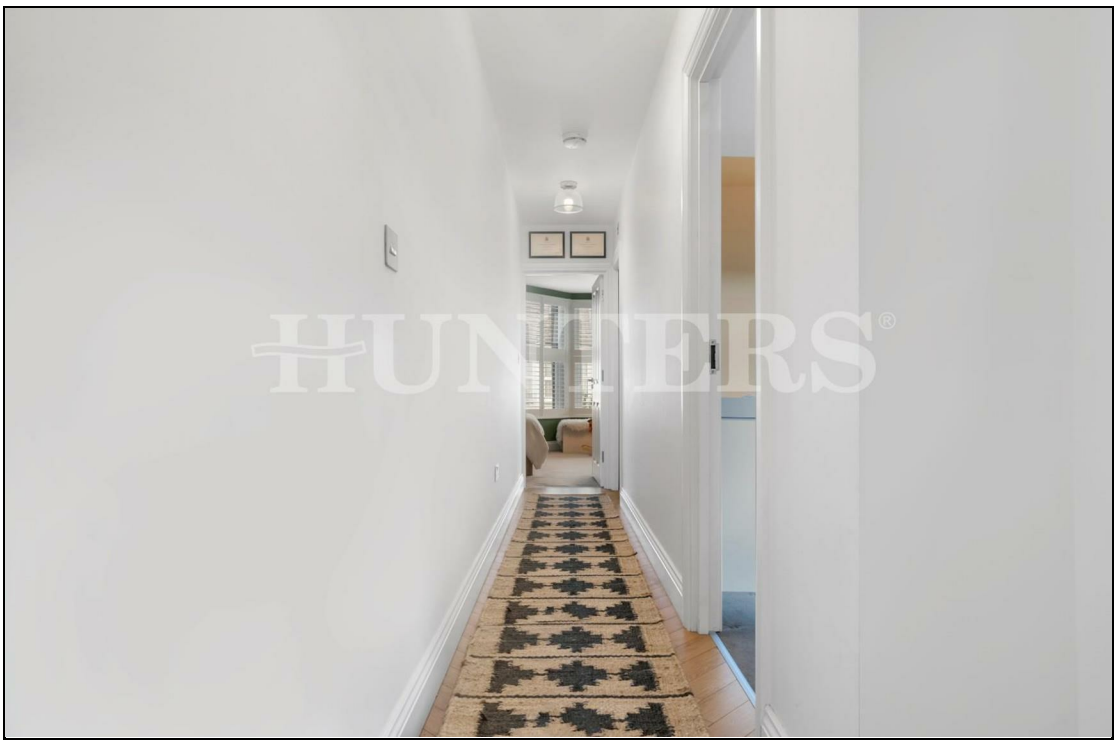
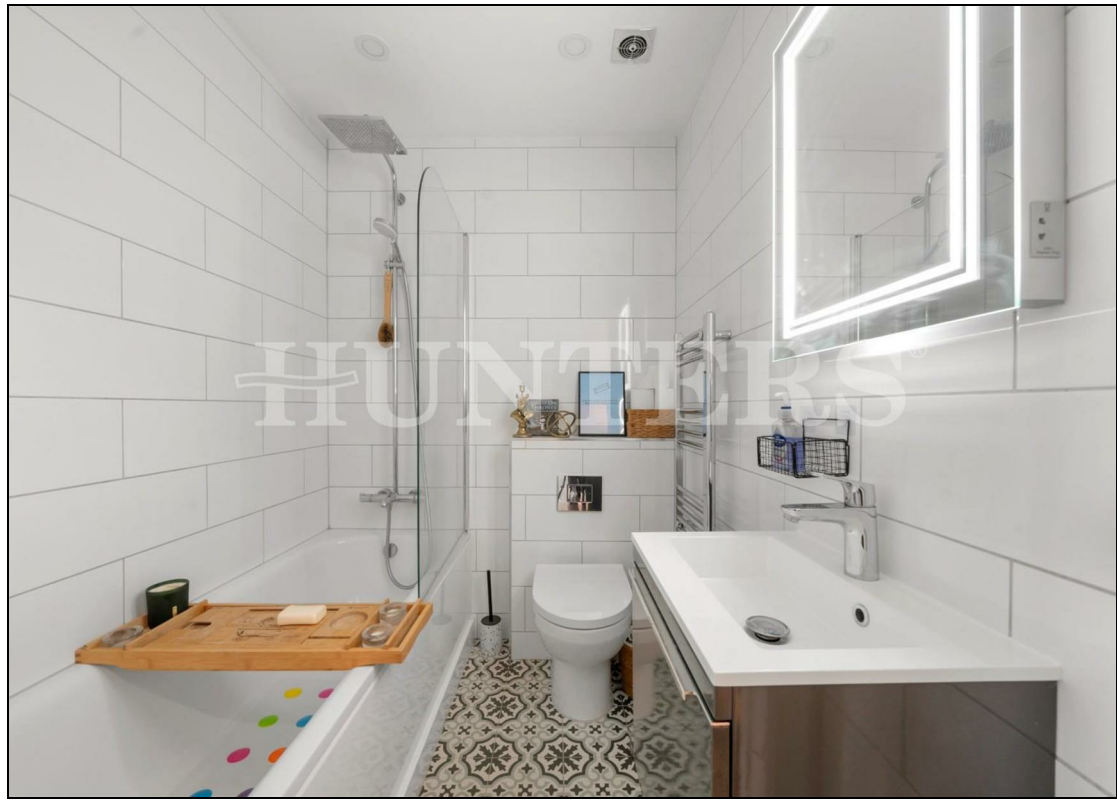
EPC - C

## KEY FEATURES

- Two bedrooms
- 5 minute walk to Turnpike Lane Station
  - Private garden
- Close to Downhills Park and Lordship Recreation Ground
- Modern kitchen
- Shops and amenities minutes away
- Herringbone wooden flooring
  - Council tax band - C
  - EPC rating - C

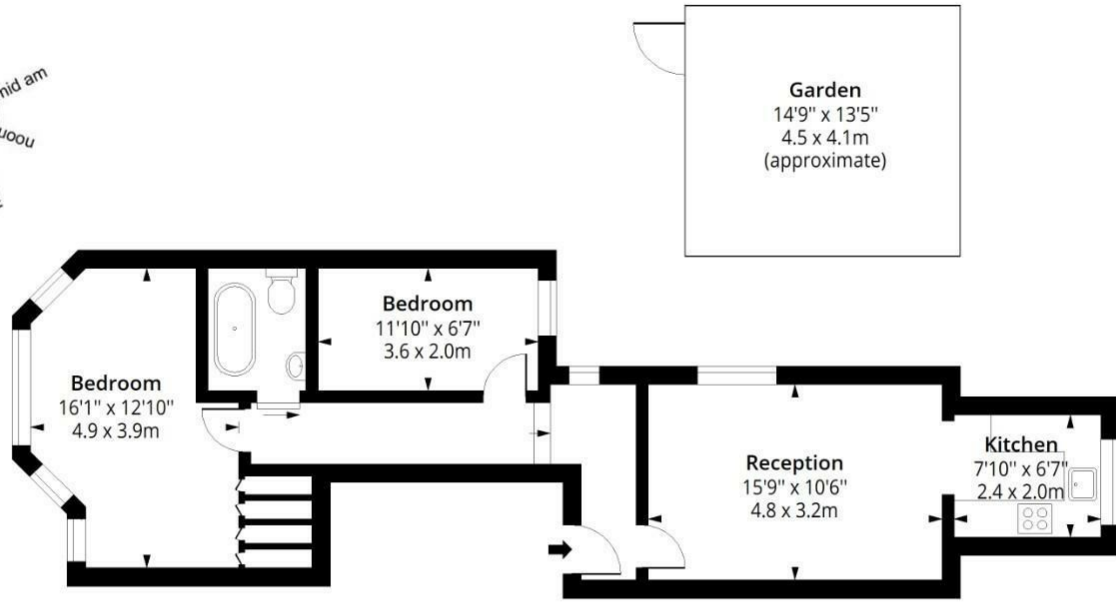
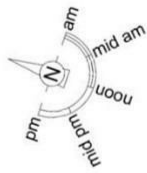






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Approximate Gross Internal Area = 621 Sq Ft - 57.69 Sq M

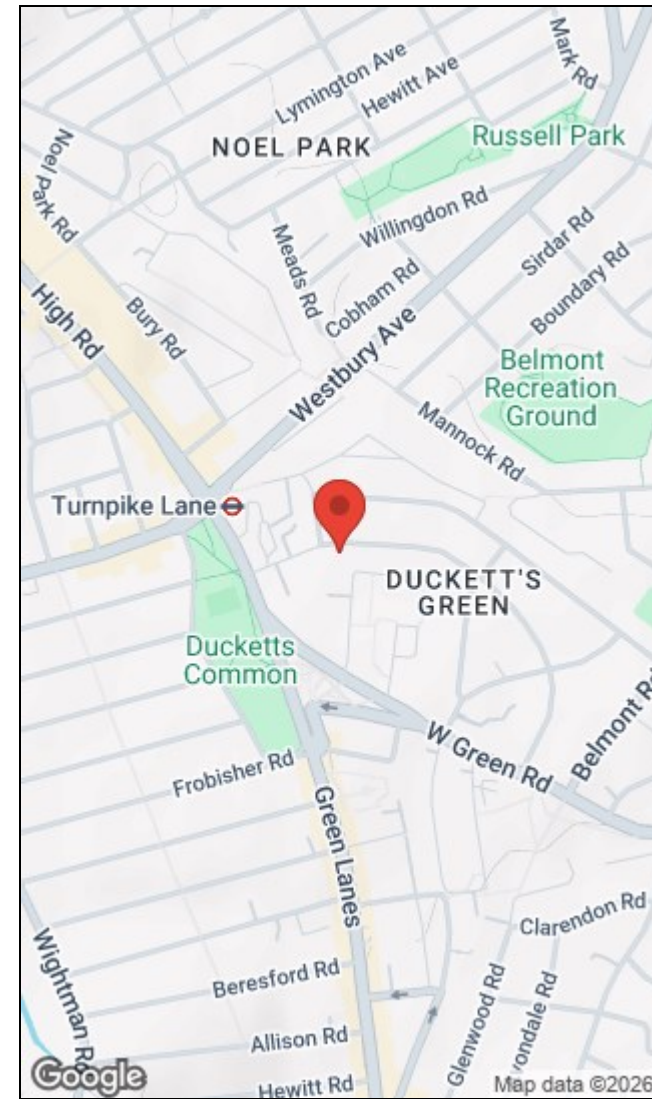


## First Floor

Floor Area 621 Sq Ft - 57.69 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
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Very environmentally friendly - lower CO <sub>2</sub> emissions																															
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