



Carleton Road, Tufnell Park, N7

Offers in excess of: £1,500,000

 Benham
& Reeves

Carleton Road, Tufnell Park, N7

🏠 3 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Freehold

A wonderful opportunity to acquire this converted Coach House located on a wide tree lined road in Tufnell Park.

Retaining an abundance of original charm and character, this unique property provides generously proportioned accommodation arranged over two floors.

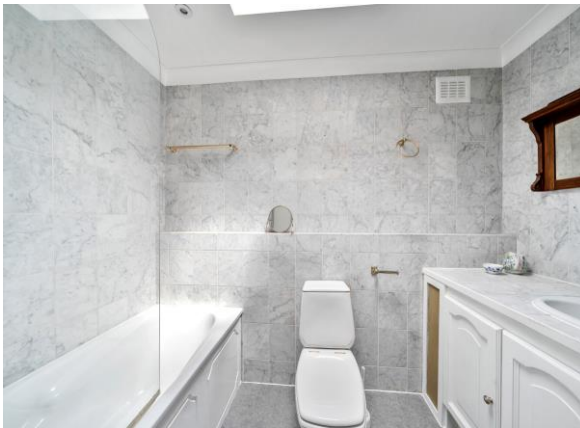
The ground floor comprises a spacious entrance hall, principal bedroom with fitted wardrobes, a walk-in wardrobe and en suite shower room, guest WC and a delightful kitchen/breakfast room providing direct access to the rear garden

The first floor features a breathtaking 27' triple aspect reception room with stained glass windows and a striking 11'8 high coved ceiling with ornate period detailing. There are two further double bedrooms, both opening to a rear balcony offering wonderful garden views, along with a fully tiled bathroom.

Externally the property benefits from gated off-street parking and a secluded 64' west facing rear garden.

Carleton Road is perfectly placed for access to the excellent mix of independent retailers and high street brands along Fortress Road, Junction Road and Holloway Road. The wide open spaces of Hampstead Heath are within easy reach, as are excellent transport links including bus routes to the West End and City along with Tufnell Park underground station (Northern Line) and Caledonian Road station (Piccadilly Line) providing a quick link to Kings Cross & St Pancras International stations.



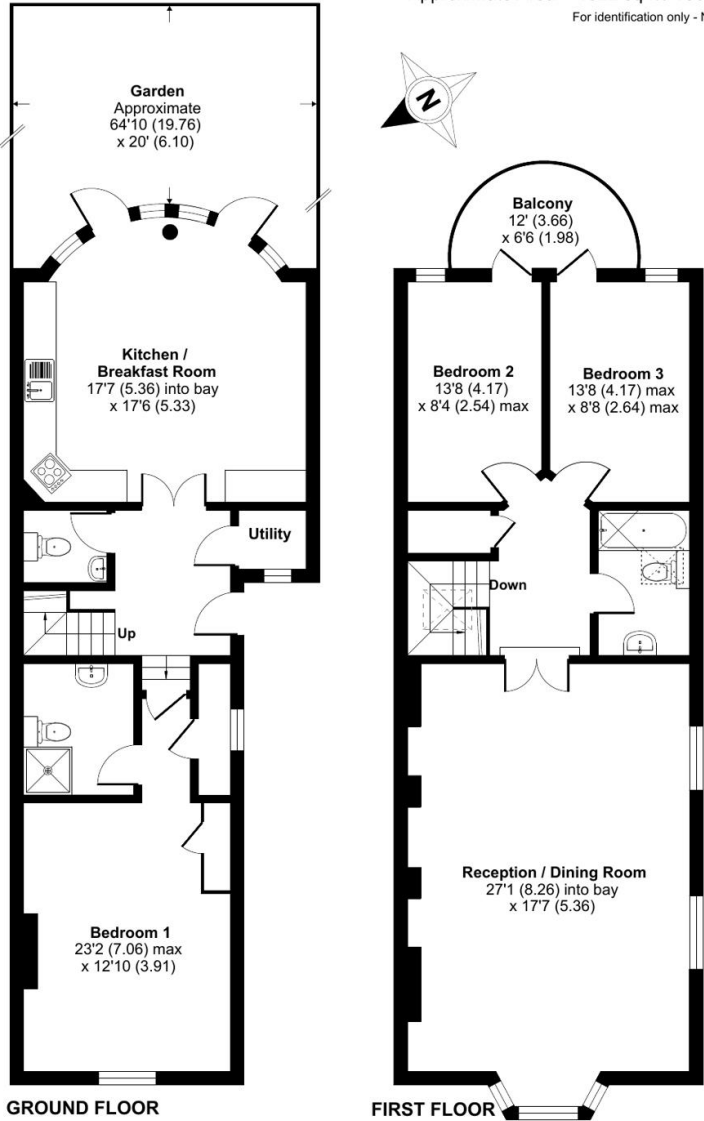


Property Features:

- Three Double Bedrooms
- En Suite Shower Room
- Bathroom
- Guest WC
- 27' Reception Room
- Fitted Kitchen/Breakfast Room
- Private Garden
- Balcony
- Gated Off-Street Parking
- Residents Parking

Carleton Road, London, N7

Approximate Area = 1622 sq ft / 150.6 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benham & Reeves. REF: 1140533

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Tenure: Freehold

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

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