



Carlton Lodge, N4 4NJ

Guide Price £500,000
Leasehold



Carlton Lodge N4

Welcome to this bright and spacious two bedroom flat, boasting 719 SQ FT/66.8 SQ M of internal living space located in a sought-after residential area in Finsbury Park

Arranged over the top floor of a well-maintained purpose built block, the flat opens into a spacious hallway, benefitting from useful storage and providing a central access point to all rooms. The separate kitchen is well-equipped with a range of wall and base units, providing plenty of storage and ample workspace for food preparation. A large casement window fills the space with natural light, and the inclusion of a practical larder cupboard ensures additional storage. The kitchen also benefits from access to a shared outdoor area offering leafy views - perfect for a breath of fresh air.

Next door, a three-piece bathroom suite, featuring a shower-bath combination, low-level WC, countertop sink, and heated towel rail. Two windows ensure excellent natural light and ventilation, creating a bright and airy feel.

Towards the rear of the property, you'll find two well-proportioned double bedrooms, each offering useful built-in storage, providing ample room for a peaceful retreat.

The heart of this home is the expansive reception room; with an abundance of natural light from the large windows, this space is perfect for creating a versatile living and dining area. A feature fireplace and built-in shelving to the alcove add character, while patio doors open onto the south-west facing balcony, a perfect spot for enjoying a morning coffee while taking in the elevated, uninterrupted views of the neighbourhood.

Residents further benefit from access to communal grounds with green spaces and a playground, as well as off-street parking available via a residential parking permit from the local authority.

Situated in the desirable borough of Haringey, Carlton Lodge is set within a vibrant and friendly community. The local area offers a wide range of amenities, including shops, cafes, restaurants, and schools, while excellent transport links from Haringay Railway Station and Finsbury Park Station (Piccadilly, Victoria, National Rail, and Thameslink lines) provide easy access to Central London and beyond. For those who love the outdoors, Finsbury Park and the popular nature reserve Parkland Walk offer beautiful green spaces just a short walk away.

Two double bedrooms | Generous 719 SQ FT - 66.8 SQ M of living space | Private south-west facing balcony | Large reception room | Separate kitchen | Great storage | Fantastic natural light | Convenient location for amenities and transport | Top floor with elevated views




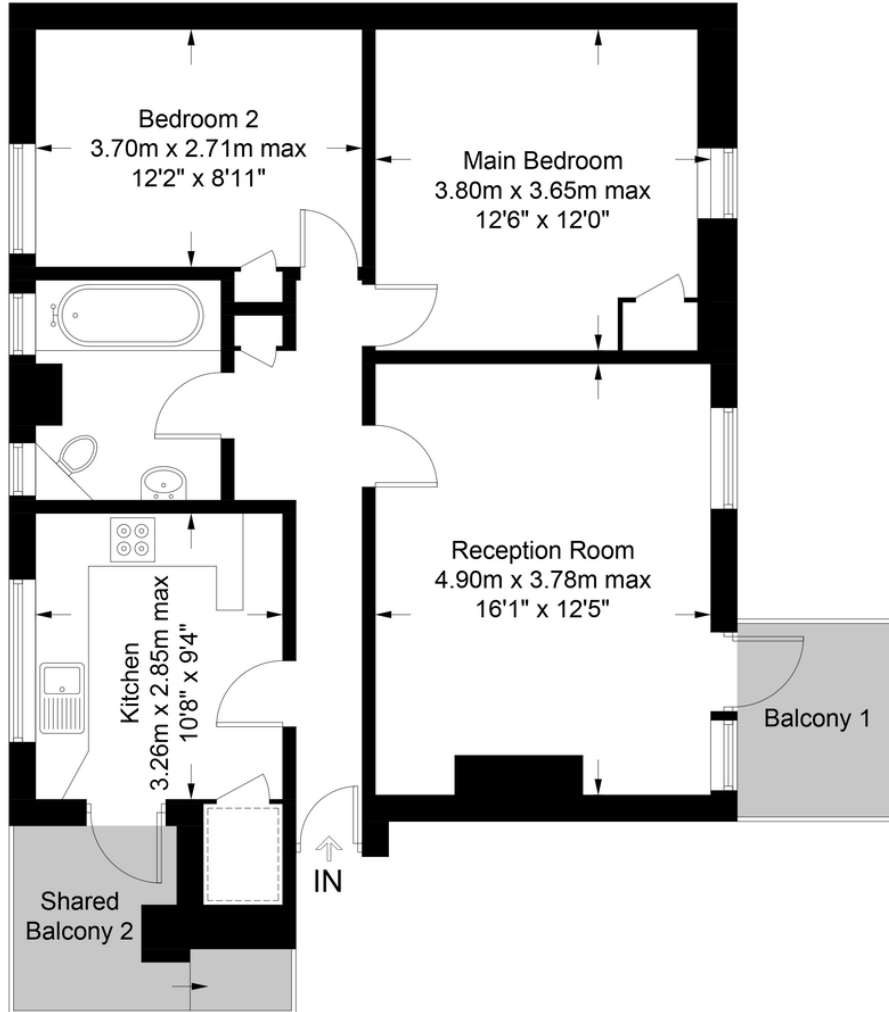




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Approximate Gross Internal Area = 719 sq ft / 66.8 sq m
Reduced Headroom = 11 sq ft / 1.0 sq m
Total = 730 sq ft / 67.8 sq m

 = Reduced headroom below 1.5m / 5'0



Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1133058)



Certified Property Measurer



DAVID ANDREW

your most valuable asset

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

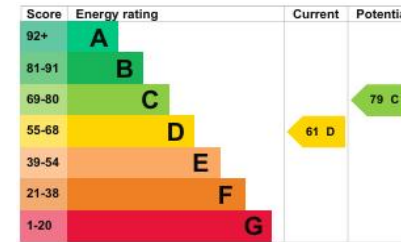
167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk



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