



1 119 FORTRESS ROAD NW5 2HR

£2,300 PCM

A two double bedroom ground floor period conversion set within a impressive Victorian property moments from both Tufnell Park & Kentish Town Stations. The property comprises of a spacious living area, separate modern fully fitted kitchen, two double bedroom, brand new bathroom and a larger than average private garden.

Fortress Road is a tree-lined street between Tufnell Park and Camden, with access to Tufnell Park & Kentish Town stations. With the open green spaces of Hampstead Heath and Dartmouth Park within easy reach, this is a fantastic opportunity to enjoy both city living and tranquil outdoor escapes.

Available now on a furnished or unfurnished basis.

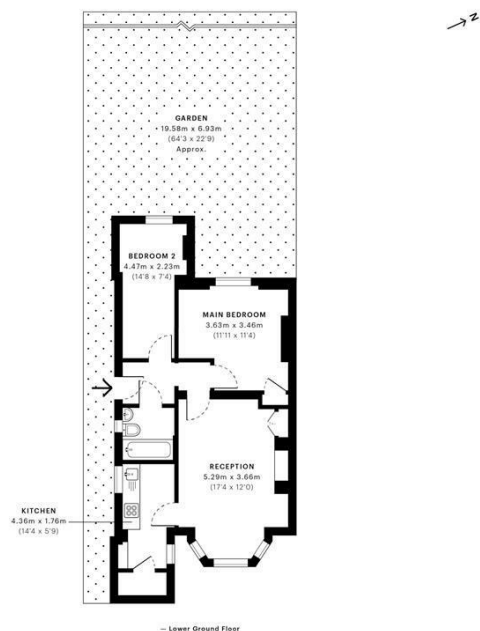
Hemmingfords

Fortress Road, NW5

CAPTURE DATE: 20/06/2021 LASER SCAN POINTS: 13,775,658

GROSS INTERNAL AREA

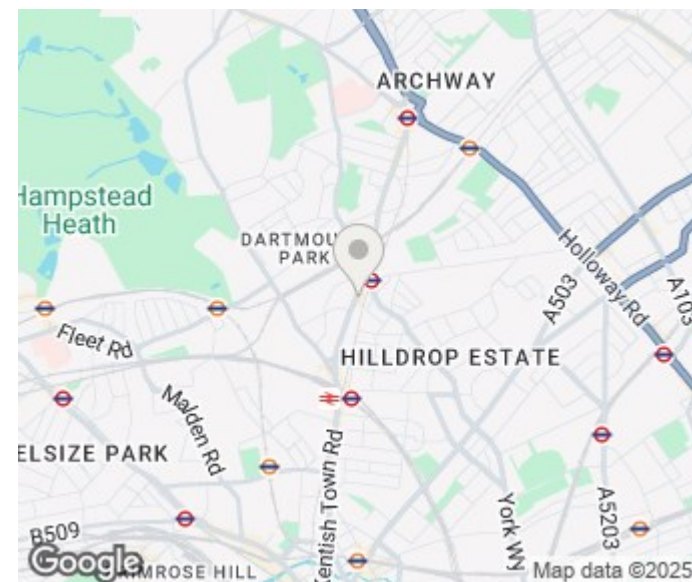
53.94 sqm / 580.61 sqft

GROSS INTERNAL AREA (GIA)
The footprint of the property
53.94 sqm / 580.61 sqftNET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, restricted floor heights
49.54 sqm / 533.24 sqftEXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqftRESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
0.49 sqm / 5.27 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS RESIDENTIAL: 54.27 sqm / 584.16 sqft
IPWS AC RESIDENTIAL: 50.82 sqm / 547.02 sqft

SPKS ref: 670c6dc0699455065a236207



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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