



**Fortess Road, NW5**

**£2,000 Per Month**

A bright and spacious two-bedroom flat ideally located in the heart of Tufnell Park. Positioned on the first floor above a shop with its own private entrance, the property features a modern open-plan living area with a well-equipped kitchen, two double bedrooms, and a contemporary bathroom. Additional benefits include wooden flooring, double-glazed windows, gas central heating, an intercom system, and a handy hallway storage cupboard. Situated moments from Tufnell Park's popular cafés, restaurants, and shops, the flat also offers easy access to Hampstead Heath and Dartmouth Park. Excellent transport links via Tufnell Park Underground Station (Northern Line) and local bus routes ensure convenient travel across London.



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |
|---------------------------------------------|---------|-----------------------------------------------------------------|--|
|                                             | Current | Potential                                                       |  |
| View energy efficient - lower running costs |         | View environmentally friendly - lower CO <sub>2</sub> emissions |  |
| [A] 91-100                                  |         | [A] 10-20                                                       |  |
| [B] 81-90                                   |         | [B] 21-30                                                       |  |
| [C] 71-80                                   |         | [C] 31-40                                                       |  |
| [D] 61-70                                   |         | [D] 41-50                                                       |  |
| [E] 51-60                                   |         | [E] 51-60                                                       |  |
| [F] 41-50                                   |         | [F] 61-70                                                       |  |
| [G] 31-40                                   |         | [G] 71-80                                                       |  |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |
| England & Wales                             |         | England & Wales                                                 |  |