



Tiltman Place

London, N7

Asking Price £665,000

Located within the iconic Hornsey Road Baths development, this bright and stunning apartment located on the 4th floor and serviced by a lift, has recently been redecorated and refurbished throughout to an exceptionally high standard by the current owner. The entrance hall comprises inbuilt storage leading to the open-plan kitchen, dining and living room areas. The modern kitchen is equipped with integrated appliances (Neff induction hob, oven, and microwave) stone worktops including the kitchen island with further in-built storage. Adjacent on either side of the kitchen are two private balconies (one Juliette) which floods this spacious living area with light. There are three double bedrooms, with an ensuite shower to the principal bedroom, plus a spacious family bathroom servicing the second and third bedrooms. Furthermore, there is secure allocated parking and bike storage. Long lease and being sold chain-free.



Tiltman Place

London, N7

- Laterally spacious
- Three double bedrooms
- Two bathrooms
- Secure allocated parking
- 24/7 Concierge
- Very well presented
- Chain-free



Located close to Finsbury Park station, there are excellent transportation links to the City and Central London via Piccadilly and Victoria underground lines and National Rail (Thameslink). Also in the vicinity are vibrant restaurants, wine bars, pubs, bakeries and shops extending onto Stroud Green Road.

Tenure: Leasehold with 109 years remaining.
Service Charge: £4400 per annum.
Ground Rent: £400 per annum.
Local Authority: Islington Borough Council
Council Tax Band: F

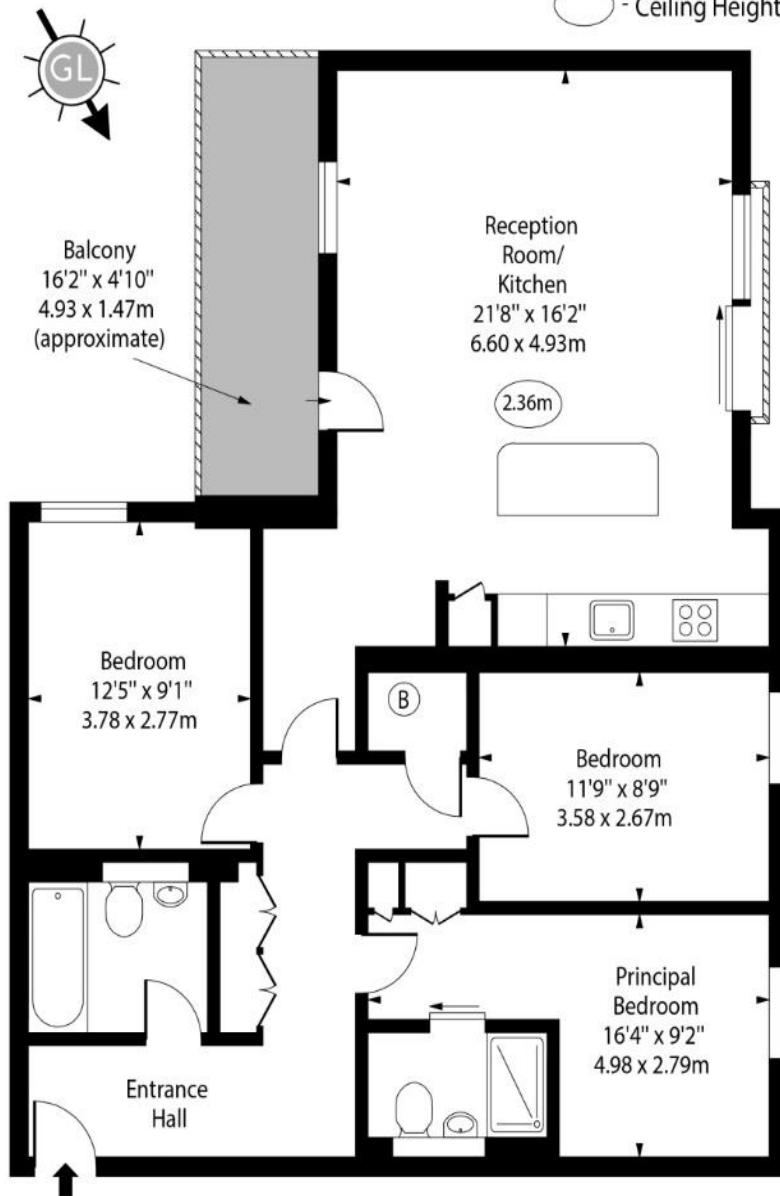
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Tiltman Place

○ - Ceiling Height



Fourth Floor

Gross Internal Area - 1000 Sq Ft - 92.90 Sq M

Approx Gross Internal Area 1000 Sq Ft - 92.90 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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