

# MATTHEW JAMES

Residential Sales • Lettings • Management



19 Ospringe Road, London, NW5 2JD

**Asking Price £395,000**

A delightful one bedroom top floor flat with a living room open to a well fitted kitchen, a double bedroom with good storage, a modern kitchen and a south facing roof terrace offering spectacular views across Central London. The property further benefits from underfloor heating throughout, wood flooring and double glazed windows. Positioned on a quiet tree lined turning close to the shops, cafes, restaurants and underground stations of both Tufnell Park and Kentish Town. The flat is also within an easy walk of the wide open spaces of Parliament Hill Fields with Hampstead Heath beyond.

### Top (Third) Floor

Entrance to the flat on the second floor, with carpeted internal stairs to the third floor.

### Entrance Hall

Features include an entry-phone, pendant light fitting and a cupboard housing the washing machine and hot water tank.

### Living Room



A bright space with fitted bookshelves, wood flooring, double glazed sliding doors giving access directly onto the flats private south facing roof terrace, TV, telephone and media points. Open to.....

### Kitchen



A well designed kitchen comprising of grey wall and base units with stainless steel fittings and wood worksurfaces, offering good storage options, including a smart carousel corner unit. Integrated appliances include a fan assisted oven/grill with four ring ceramic hob and overhead extractor fan, dishwasher, microwave oven and under counter fridge with freezer shelf. Other features include wood flooring, cream splash back wall tiling, four USB charger sockets and 'nest' heating control panel and double glazed casement windows to the rear of the property, offering fantastic views over London.

### Double Bedroom



A good sized bedroom with wood flooring, casement windows to the front of the building, wall mounted lighting and deep eaves storage, currently housing a tumble dryer.

### Bathroom



A white suite with chrome fittings comprising of a panel enclosed bath with wall mounted adjustable shower fitting, mixer taps and glass shower screen, a wash hand basin set into a vanity unit and a low flush W.C. Further benefits include a chrome heated towel rail, wall mounted mirror and shelf, fitted cupboards, ceramic wall and floor tiling with double glazed window to the front of the building.

## Terrace



A private south facing terrace with a brick and iron rail perimeter wall, which has space for a small table and chairs and has incredible views over Central London.

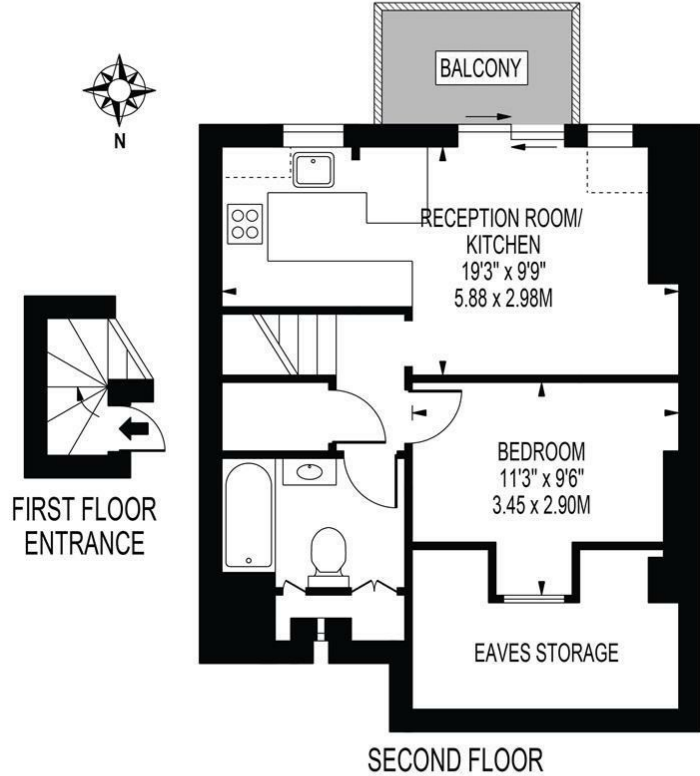
## Additional Information



Share of Freehold  
Sinking Fund Contribution £65 per month  
No Ground Rent  
Camden Council Tax Band C

# Floor Plan

**OSPRINGE ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: **455 SQ FT - 42.28 SQ M**  
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **87 SQ FT - 8.06 SQ M**

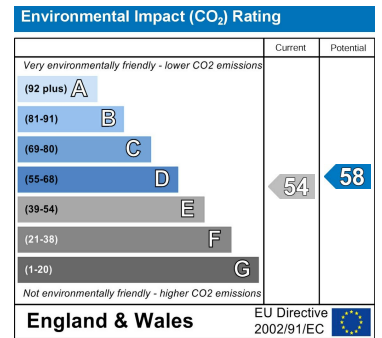
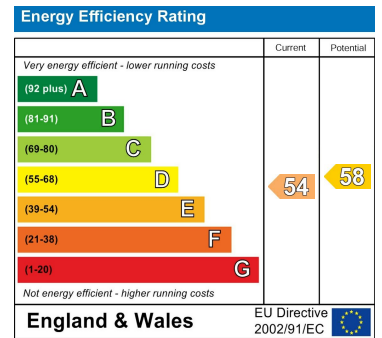


FOR ILLUSTRATION PURPOSES ONLY  
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEYS AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.