

# MATTHEW JAMES

Residential Sales • Lettings • Management



Mercers Road, Tufnell Park, N19 4PY

**£2,500 Per Calendar Month**

A beautiful and well maintained two bedroom split level conversion on the first floor offering a living room, fitted kitchen, two bedrooms, bathroom and private roof terrace. The property is located on a quiet side turning close to local shops and a short walk to Tufnell Park tube station as well as the cafes, restaurants and local independent shops along the high street. Available from 29th June. Furnished (with some flexibility).

## First Floor

### Entrance Hall

A split level hallway with fitted bookshelves.

### Living Room



Offering space for both lounge and dining areas. Features include a triple bay with sash windows, a high ceiling with perimeter picture rail, a pretty cast iron decorative fireplace and recessed cupboards.

### Kitchen



A range of fitted wall and base storage units with a stainless steel work surface. Appliances include a four ring gas hob and oven, dishwasher, washing machine and fridge freezer.

## Bedroom Two



Fitted workstation with wifi connection, large sash window with secondary glazing overlooking the rear of the property.

## Bathroom / W.C.



White suite comprising of a panel enclosed bath with hand held shower attachment, wash hand basin and low level w.c. Further benefitting from a chrome heated towel rail, shaver point and mirrored medicine cabinet. Finished in ceramic wall and floor tiles.

## Main Bedroom



Fitted wardrobes with double glazed french doors leading onto the terrace.

## Terrace



A private terrace with lovely views over the rear gardens. Wooden decking and frosted perimeter glass with chrome rail.

### **Additional Information**

Islington Council Tax Band D

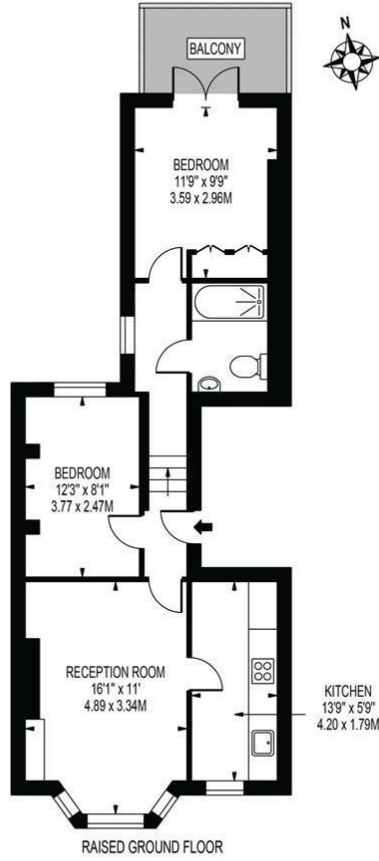
Minimum One Year Contract

Holding Deposit £576

Full Deposit £2,880

# Floor Plan

**MERCERS ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 581 SQ FT - 53.98 SQ M



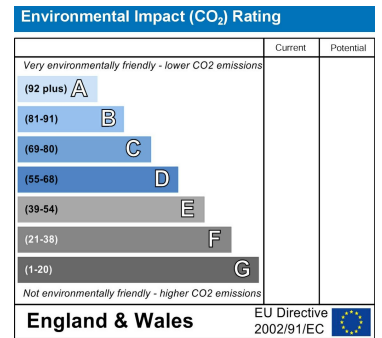
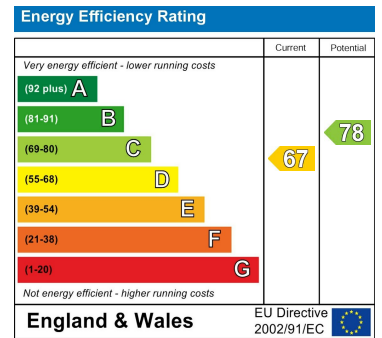
RAISED GROUND FLOOR  
 FOR ILLUSTRATION PURPOSES ONLY

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# Area Map



# Energy Efficiency Graph



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