

MATTHEW JAMES

Residential Sales • Lettings • Management



Yerbury Road, Tufnell Park, N19 4RN

£2,700 Per Calendar Month

A spacious and well balanced two double bedroom upper duplex flat located in a pleasant tree lined road within Tufnell Parks environmental area. The property is a short walk away from the high street with its great selection of independent shops, cafes, bars and restaurants as well as good transport links into town. The flat offers a large lounge, well fitted kitchen, two good sized double bedrooms, a modern bathroom and large west facing roof terrace. Beyond Tufnell Park lies Parliament Hill Fields with its excellent choice of amenities including a lido, tennis courts, athletics track and weekend food market beyond which are the wide open spaces of Hampstead Heath. No HMO Licence. The flat is available furnished from the 8th August.

First Floor Entrance

Stairs to second floor with access to the roof terrace.

Entrance Hall

Fitted carpet, a small under stairs cupboard and entry phone system.

Lounge



A generously sized and bright reception room with a fitted carpet, double glazed windows to the front of the building, wood burning stove with surround, pendant light fitting and radiator.

Kitchen



Fitted wall and base units, wood work tops incorporating single stainless steel sink and drainer unit, 4 ring gas hob with electric oven and extractor canopy overhead, washing machine, large fridge freezer, wood floor, double glazed window to front of the building, tiled splash back areas, inset spotlights.

Bedroom Two



A double bedroom with a fitted carpet, double glazed window to rear of the building, fitted book shelves, radiator and pendant light fitting

Bathroom



White suite with chrome fittings, comprising of a paneled bath with mixer tap and overhead shower fitting, low flush WC, wash basin mounted into a storage unit, part tiled walls, frosted casement window, heated towel rail, cupboard housing gas central boiler.

Stairs to Top Floor

Master Bedroom



A spacious double bedroom, with wood flooring, windows to three aspects, dressing area, storage in eaves, radiator and pendant light fitting.

Roof Terrace



Large west facing, fully decked roof terrace.

Exterior



Additional Information

Islington Council Tax Band D

Deposit - 5 x Weeks Of Achieved Rental Price eg.

£620 x 5 = £3,100

Minimum Tenancy Period - 12 Months

No HMO Licence

Floor Plan

Yerbury Road, N19

Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft
(Including Eaves Storage)

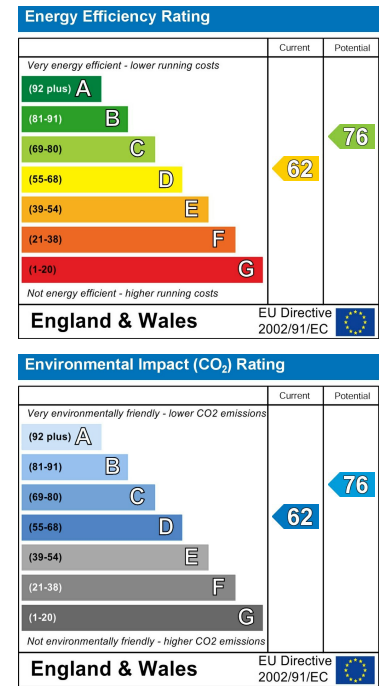


Illustration for identification purposes only, measurements are approximate, not to scale. (ID548068)

Area Map



Energy Efficiency Graph



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