

MATTHEW JAMES

Residential Sales • Lettings • Management



Tufnell Park Road, Tufnell Park, N19 5EW

£2,100 Per Month

A bright, spacious one bedroom garden flat arranged over the lower ground floor and featuring a modern kitchen, bathroom, engineered wood flooring and sole use of rear garden. This lovely flat is very conveniently located within moments of the local shops, restaurants, amenities and transport links of Tufnell Park, including Tufnell Park Northern Line Underground Station and a number of bus routes giving access to central London and beyond. The flat is also well placed for access to Parliament Hill Fields.

This flat is available from July 25th. Unfurnished.

Lower Ground Floor

Private entrance.

Hallway

An 'L' shaped hallway featuring engineered wood flooring and radiator.

Lounge



A generous, bright lounge featuring engineered wood flooring, sash windows in a bay to the front of the property, pendant light fitting with inset spotlights within an alcove, radiator and TV points.

Kitchen



A stylish, light kitchen featuring white wall and base units with stainless steel fittings and a black work surface incorporating a stainless steel sink with swan-necked mixer tap, fan assisted oven/grill with four ring gas hob and extractor canopy above, integrated fridge/freezer, washer/dryer and dishwasher, Vaillant combi boiler, tiled flooring, radiators, inset spotlights, casement window to the side of the property and door giving access to the private rear garden.

Double Bedroom



A good sized double bedroom with a sash window overlooking the rear garden, engineered wood flooring, pendant light fitting, TV point and radiator.

Bathroom



Modern bathroom featuring a white suite with chrome fittings comprising of a large shower cubicle with wall mounted shower fitting and glass shower screen, low flush WC, wall mounted wash hand basin, wall mounted chrome heated towel rail, mirrored vanity units with lighting above and below, inset spotlights, part tiled walls and tiled flooring.

Garden



Sole use of the rear garden, accessed from the kitchen, comprises of a patio area adjacent to the property and laid mainly to gravel with shrubs throughout the remainder of the garden. Garden shed.

Exterior



Additional Information

Islington Council Tax Band D

12 Month Minimum Tenancy

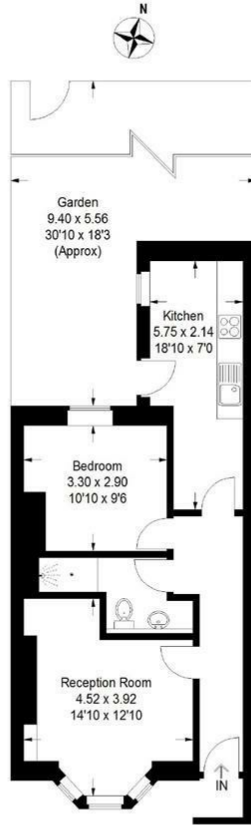
Holding Deposit Payable is 1 x weeks rent agreed
(£484)

Full Deposit Payable is 5 x weeks rent agreed
(£2,420.00)

Floor Plan

232A Tufnell Park Road, N19 5EW

Approximate Gross Internal Area
49.1 sq m / 528 sq ft



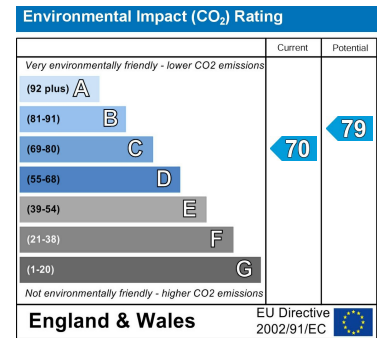
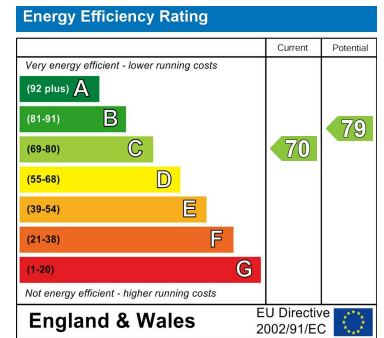
Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 493998)

Area Map



Energy Efficiency Graph



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