

MATTHEW JAMES

Residential Sales • Lettings • Management



1b Wedmore Street, London, N19 4RU

£2,250 Per Month

A two double bedroom flat arranged over the top two floors of a modern building with a large and bright living room, modern kitchen, good sized bathroom with electric shower, study room, underfloor heating throughout, laminate wood flooring and double glazed windows. Located within Tufnell Parks conservation area and close to Whittington Park this modern flat has its own private entrance and boasts a light and contemporary feel. Available 27th July, Furnished.

Ground Floor Entrance
Steps up to.....

First Floor

Landing



Intercom, cupboard housing washing machine.

Bedroom One



A good sized double bedroom with laminate wood flooring and underfloor heating.

Bedroom Two



A double bedroom with laminate flooring and underfloor heating .

Study



An ideal work at home space.

Bathroom/W.C.



A white suite comprising of a panel enclosed bath with wall mounted power shower and overhead rose with additional hand held shower attachment and shower screen, wash hand basin set in vanity unit , mirrored medicine cabinet, built in storage cabinet and w.c. Finished in white ceramic wall tiling.

Top Floor

Living Room



This bright and generously sized room benefits from double glazed casement windows across the width

of the room with media points and has ample space for both lounge and dining areas.

Kitchen



Range of wall and base units in a high gloss white finish with dark work surfaces. Appliances include a tall fridge freezer, dishwasher, oven with four ring hob and extractor and fitted microwave oven, central roof light.

Additional Information

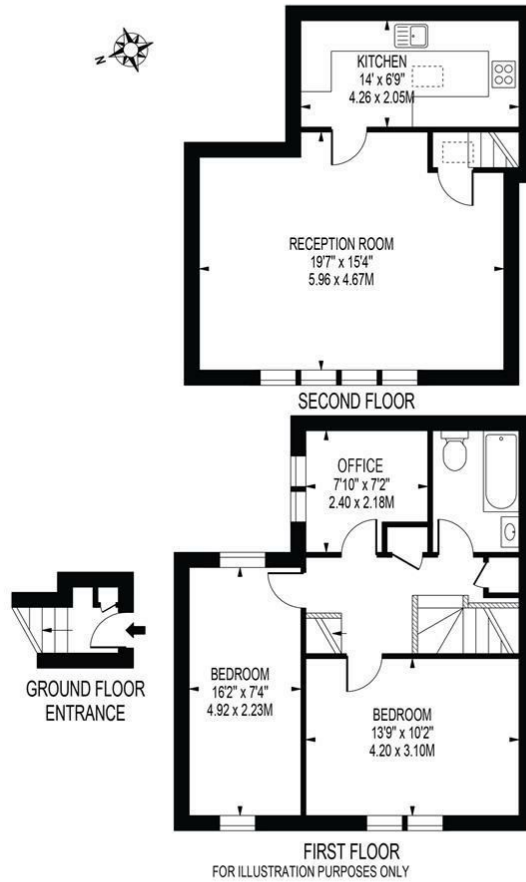
Holding deposit required £500

Full deposit required based on the asking price
£2,500

Islington Council Tax Band D

Floor Plan

WEDMORE STREET
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 906 SQ FT - 84.17 SQ M



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 SURVEY 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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