

# MATTHEW JAMES

Residential Sales • Lettings • Management



Carleton Road, Tufnell Park, N7 0QH

**£1,800 Per Calendar Month**

A one double bedroom purpose built flat on the first floor of this pretty private block. The property benefits from a bright living room, kitchen breakfast room, bathroom and a large bedroom. Located within Tufnell Parks conservation area this lovely flat offers a quiet location within walking distance of the independent shops and cafes along Tufnell Parks high street as well as good transport networks into town. Offered Furnished. Available 25th July.

## First Floor Entrance

### Hallway

Entryphone, built in storage.

### Living Room



This bright room has double glazed casement windows looking out onto private communal gardens and offers media points and perimeter picture rail.

### Kitchen/Breakfast Room



A range of modern wall and base units finished in high gloss white with light grey preparation surfaces. Appliances include an oven with four ring gas hob, freestanding fridge freezer and washing machine. Finished in grey splash back wall tiling.

### Bathroom / W.C.



White suite comprising of a panel enclosed bath with handheld shower attachment and wall mounted electric shower, pedestal wash hand basin and w.c. Finished in ceramic wall and floor tiling.

## Bedroom



This excellent sized room has fitted shelving and looks out to the rear onto communal gardens.

## Communal Gardens



Well maintained communal gardens wrap around the building with lawned gardens to the rear.

### Additional Information

Holding Deposit : Equivalent to 1 weeks rent eg : £415

Full Deposit eg : 5 weeks rent eg. 5 x £415 = £2,075

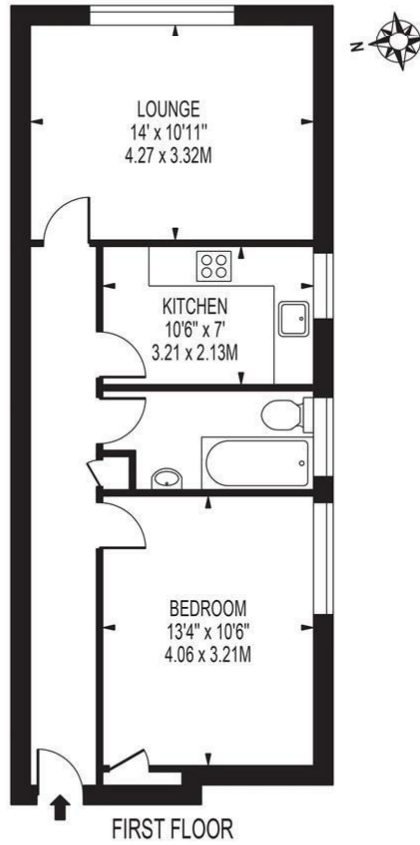
Length of Tenancy : 12 months minimum

Islington Council Tax Band : C

Council Tax Cost : £1,707pa.

# Floor Plan

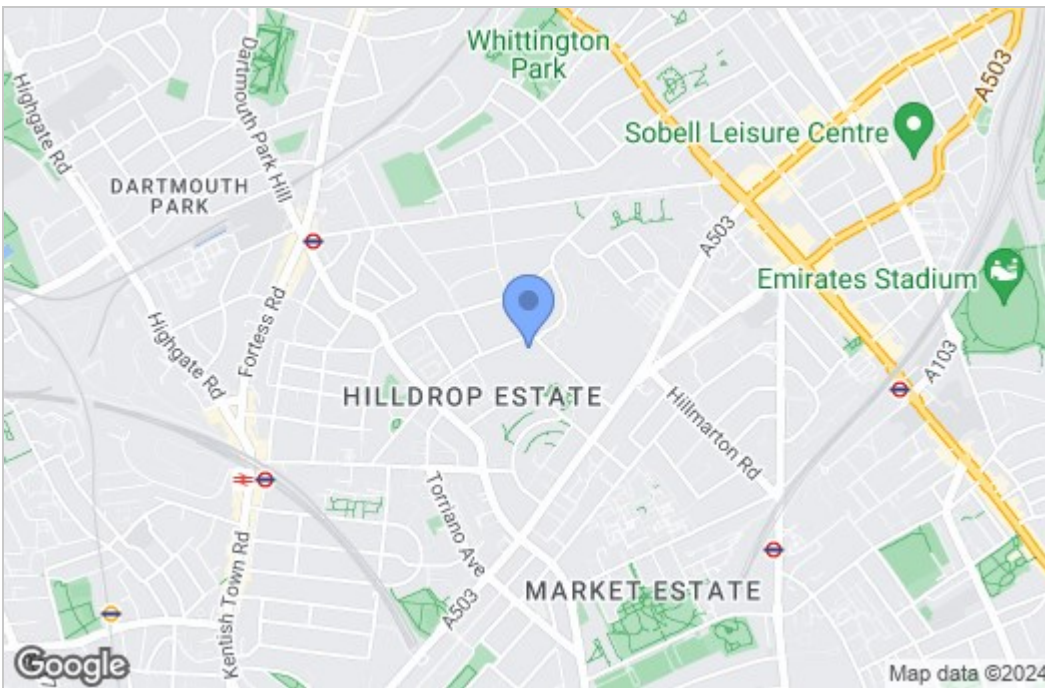
**SOUTHSIDE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 530 SQ FT - 49.28 SQ M



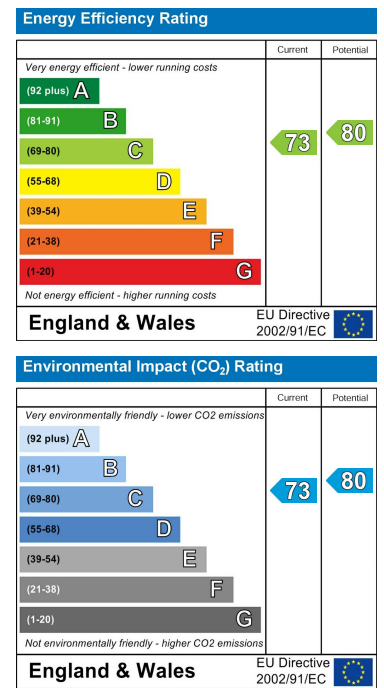
**FIRST FLOOR**

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# Area Map



# Energy Efficiency Graph



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