

MATTHEW JAMES

Residential Sales • Lettings • Management



Dalmeny Avenue, Tufnell Park, N7 0JJ

£2,200 Per Month

A modern first floor apartment offering two double bedrooms, a bright lounge with balcony and modern kitchen and bathroom. The building has lift access to all floors and forms part of the Tufnell Park environmental zone.

The property is a short distance from both Tufnell Park and Kentish Town underground stations.
Available from 6th August, unfurnished.

COMMUNAL ENTRANCE

Lift or stair access from ground floor foyer to the first floor

ENTRANCE HALL

Laminate wood flooring, cupboard housing washing machine and also offering storage space, additional large storage cupboard, entryphone.

LOUNGE



Laminate wood flooring, double glazed sliding doors onto balcony, fitted shelving and built-in desk.

KITCHEN



Modern wall and base units with work surfaces above incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap, gas hob, electric oven, extractor canopy, large fridge freezer, dishwasher, double glazed window.

BEDROOM ONE



Laminate wood flooring, double glazed windows.

BEDROOM TWO



Laminate wood flooring, double glazed window.

BATHROOM



Panel enclosed bath with mixer tap and hand shower attachment, separate overhead fixed deluge shower head, pedestal wash basin, low flush WC, mirror fronted medicine cabinet, heated towel radiator, extractor fan, spotlights.

BALCONY



additional information

Islington Council Tax : Band D

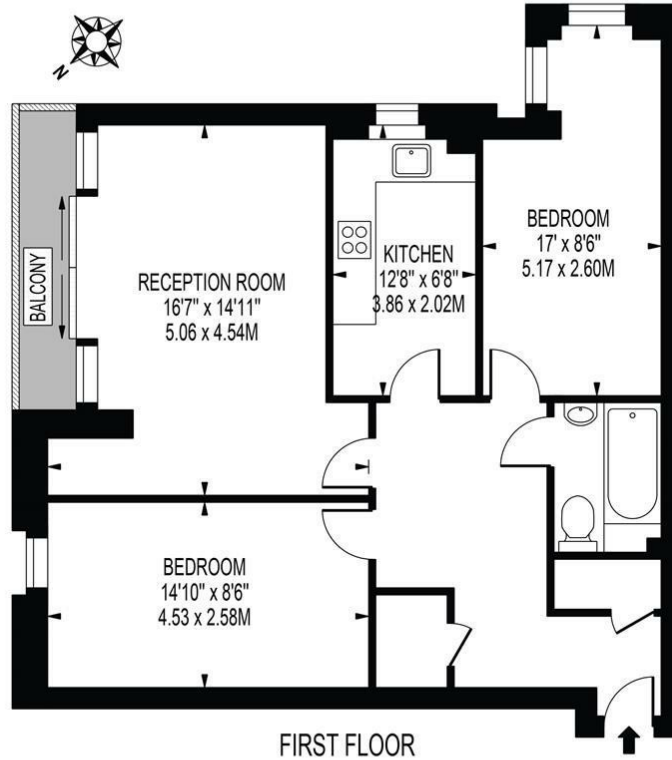
Deposit - 5 x Weeks Of Achieved Rental Price eg.
£507 x 5 = £2,535

Minimum Tenancy Period - 12 Months
No HMO Licence

Floor Plan

TRAVERS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 723 SQ FT - 67.14 SQ M

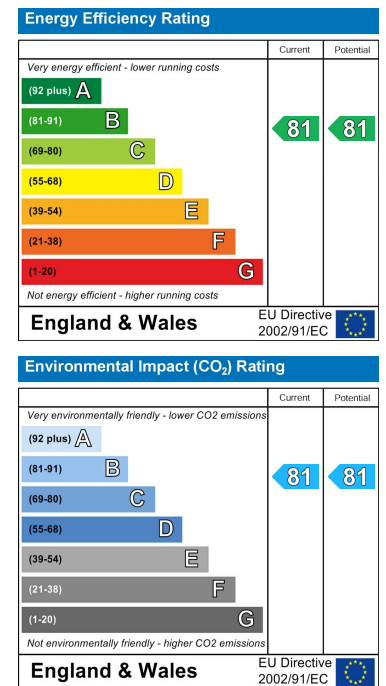


THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk