

MATTHEW JAMES

Residential Sales • Lettings • Management



Tufnell Park Road, Tufnell Park, N7 0DT

£3,200 Per Calendar Month

A three bedroom, two bathroom, garden flat arranged over the lower and ground floors with an internal floor space of 1158 Sq.Ft. (107 Sq.M.) The living room is open to a modern kitchen and on the lower ground level there is a large play room / home office. The property has lovely period features combined with a modern fixtures and fittings and has a generous exclusive section of the rear garden.

Located well for transport links into both Central and the West End of London as well as being close to the independent shops, cafes and restaurants along Tufnell Parks high street. To the West and a short walk away is Parliament Hill Fields with its wide range of amenities including tennis courts, a running track, lido, and weekend food market all leading onto the wonderful open space of Hampstead Heath. Available unfurnished from September 14th. Please note that is property is for a family unit, a single person or couple only.

GROUND FLOOR

ENTRANCE HALL

A split level hallway with wood flooring, deep storage cupboard, covered radiator.

LOUNGE



A bright room with high ceilings and a front sash bay window, lovely cast iron fireplace with marble surround, attractive ceiling rose and cornice work, covered radiators, wood flooring.

OPEN PLAN KITCHEN



modern fitted wall and base units in white with granite worktops incorporating a single stainless steel sink unit, gas hob with extractor canopy above, eye level electric oven and microwave, integrated dishwasher fridge freezer, inset spotlights, tiled splash back areas, pelmet lighting.

BEDROOM ONE



Wood flooring, high ceiling, ceiling rose and cornice work, fitted wardrobes.

ENSUITE BATHROOM



Tiled panel enclosed bath with mixer tap and overhead fixed shower unit, wash basin, low flush WC, tiled walls and floor, double glazed casement windows, fitted medicine cabinet. Slightly vaulted glazed ceiling giving lovely light to the room.

BEDROOM TWO



Wood floor, door to rear garden, sash window to side, inset spotlights.

BEDROOM THREE



Wood floor, double doors to rear garden, inset spotlights, built-in wardrobes, covered radiator.

LOWER GROUND FLOOR

Illuminated stairs down to lower ground floor.

HOME OFFICE/PLAY ROOM



Fitted carpet, spotlights, casement window, raised plinth giving open and easily accessed storage space.

SHOWER ROOM



Fully tiled shower cubicle, low flush WC, pedestal wash basin, tiled walls and floor, extractor fan. Door to laundry room with washing machine and additional storage.

REAR GARDEN



Sole use of a section of the rear garden accessed from two rooms.

ADDITIONAL INFORMATION

Minimum 1 Year Tenancy Agreement

Council Tax Band D

Full Deposit £3650

Family Unit, Single person or Couple Only

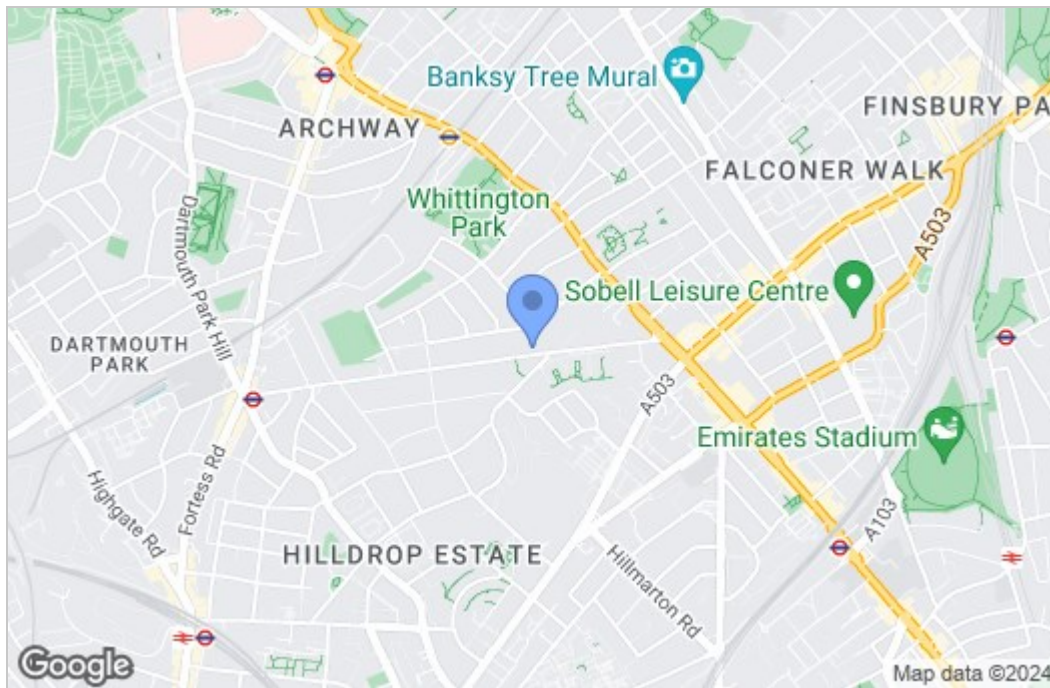
Floor Plan

TUFNELL PARK ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1158 SQ FT - 107.59 SQ M



FOR ILLUSTRATION PURPOSES ONLY
 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		71	80
(55-68) D			
(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			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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