

MATTHEW JAMES

Residential Sales • Lettings • Management



Tufnell Park Road, London, N7 0PU

£2,000 Per Calendar Month

A one double bedroom first floor conversion with a private south facing terrace and rear garden. This lovely flat benefits from a good sized kitchen, wall to wall wardrobes in the bedroom, a modern bathroom and a living room with large double glazed French doors opening out to the rear terrace. Located close to a pleasant mixture of independent shops, cafes, bars and restaurants as well as Tufnell Park tube station (Northern Line) and within a short walk of the numerous amenities of Parliament Hill Fields opening onto the wide open spaces of Hampstead Heath. Part Furnished, several items to remain in the property, including a small sofa bed. Available from 10th September.

First Floor

Accessed via communal staircase

Entrance Hall

An 'L' shaped hallway offering good storage solutions with both built in ground level and overhead cupboards.

Lounge



This bright room to the rear of the property offers a high ceiling and has large double doors leading onto a private south facing balcony overlooking the rear garden.

Kitchen



A range of light wood effect wall and base units with wood work tops. Appliances include a stainless steel oven and four ring gas hob, washing machine, freestanding fridge/freezer and stainless steel sink with drainer and mixer tap. This kitchen also benefits from a large sash window offering good natural light to the room.

Bathroom/W.C



A white suite comprising of a panel enclosed bath with wall mounted adjustable shower and screen, pedestal wash basin and low flush wc. The room is finished in white ceramic 'panel' wall tiling, a mirrored wall mounted medicine cabinet, chrome towel rail, wall mounted and lit mirror with glass shelf below and non slip rubber flooring. Overhead storage.

Double Bedroom



Offering excellent wall to wall wardrobe space, a high ceiling and large sash window.

Terrace



Decked and railed south facing terrace with ample space for a table and two chairs.

Garden



A section of the rear garden accessed from a communal rear door and with a south facing aspect.

Exterior



Additional Information

Minimum 1 Year Agreement

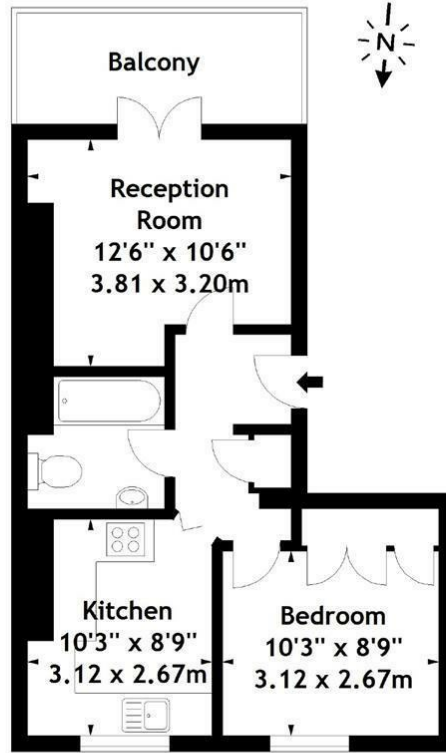
Islington Council Tax Band C

Total Deposit 5 Weeks Agreed Rent e.g. $5 \times £460 = £2,300$

Part Furnished, several items to remain in the property, including a small sofa bed, a shoe rack, and a small outdoor table and 2 chairs.

Floor Plan

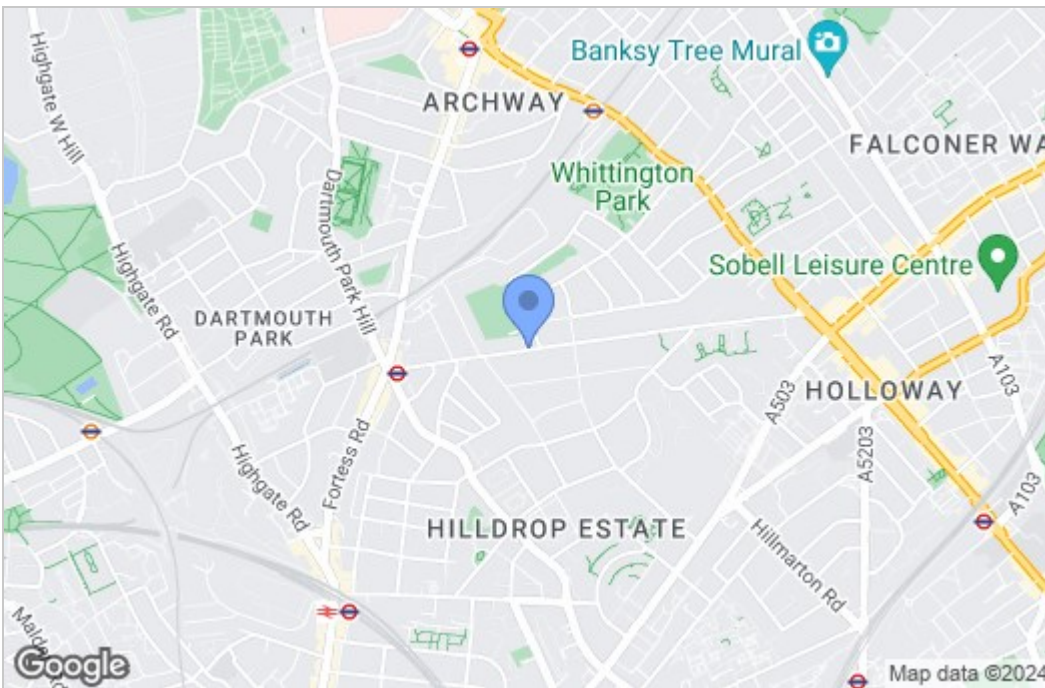
Tufnell Park Road, N7
 Approx. Gross Internal Area
 428 Sq Ft - 39.76 Sq M



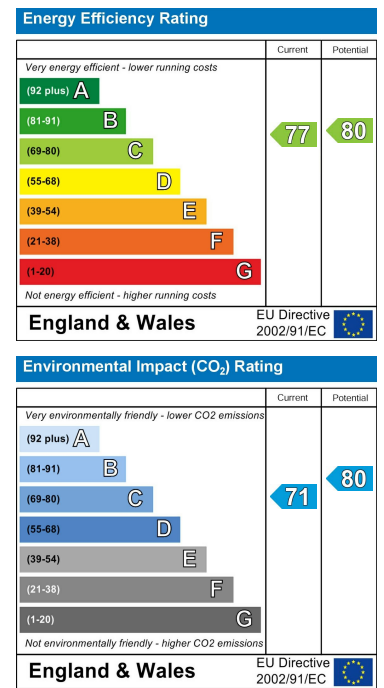
First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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Area Map



Energy Efficiency Graph



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