

MATTHEW JAMES

Residential Sales • Lettings • Management



Anson Road, London, N7 0AS

Asking Price £729,950

A large two bedroom garden flat with private entrance and high ceilings set on the lower ground floor of a substantial Victorian house and located on this quiet tree lined road within the Tufnell Park environmental zone . The property is arranged over 826 Sq/Ft (76 Sq/M) of internal floorspace and includes a generously sized living room, double bedroom, further bedroom/home office, kitchen with utility room, bathroom/w.c. and exclusive use of a 57' rear garden. Offered chain free and available to view immediately.

Entrance Hall

A wide entrance with wood floor.

Living Room



A generously proportioned room with ample space for both dining and lounge areas boasting a high ceiling and newly laid wood flooring. Newly fitted double glazed windows and door leading directly out to the rear garden.

Kitchen



A range of cream fitted wall and base storage units, work surface incorporating a stainless steel sink and drainer unit with mixer tap, gas hob, electric oven, extractor canopy. Windows to side.

Utility Room

Plumbed for washing machine, space for tumble dryer. Small window with built-in fan.

Bathroom



A white suite comprising of a panel enclosed bath with wall mounted shower and additional hand held shower, wash hand basin set in vanity unit and w.c.

Double Bedroom



A large double bedroom with triple bay sash window and wood flooring.

Bedroom/Home Office



Located to the rear of the flat overlooking the rear garden. Wood flooring, newly fitted double glazed window and stable door.

Garden



Exclusive use of a large rear garden with a central lawn and perimeter planting. Open access to the rear communal section of the garden is currently through this garden and this could be made more private.

The communal garden area is fenced off and private.

Additional Information

Leasehold

Share in Freehold Company

No Ground Rent

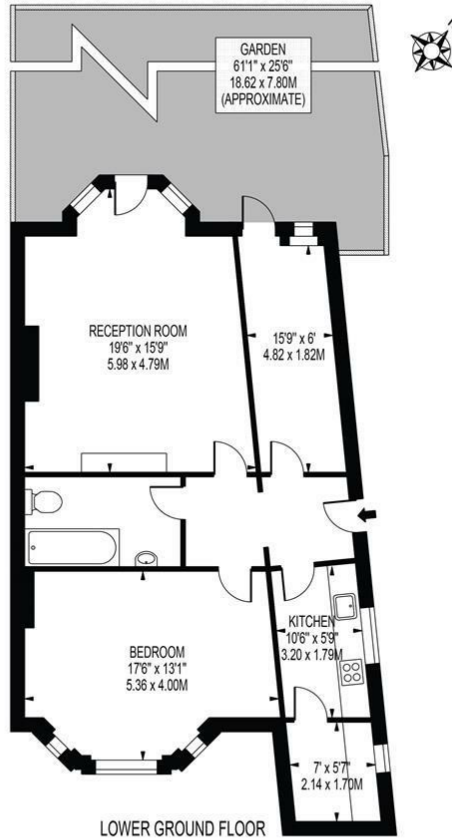
Each flat contributes £100 a month into a sinking fund for future works and annual costs such as insurance. This increases or decreases by agreement following an annual meeting between freeholders.

Islington Council Tax Band E

EPC Rating D

Floor Plan

ANSON ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 835 SQ FT - 77.56 SQ M

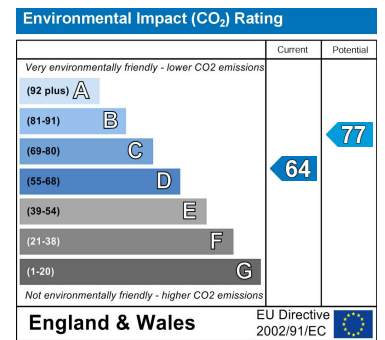
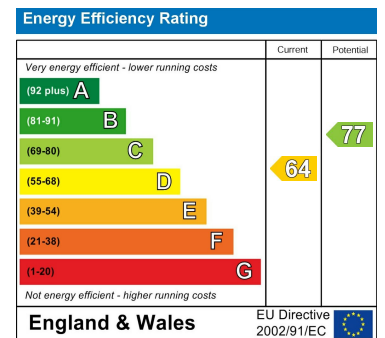


THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS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