

MATTHEW JAMES

Residential Sales • Lettings • Management



Tufnell Park Road, Tufnell Park, N7 0PX

£2,350 Per Month

No HMO Licence. A bright two bedroom plus home office conversion on the first floor of an imposing Victorian corner house. Good quality fixtures and fittings throughout and with the benefit of double glazed wooden sash windows, high ceilings and wood flooring. Located close to the eclectic mix of independent shops, cafes and restaurants of Tufnell Parks high street and 2 minutes from Tufnell Park tube. Offered Furnished.

Unfortunately, this property does not hold an HMO licence, therefore, only a maximum of 2 applicants will be considered, unless tenants are related.

Available from 30th September.

First Floor

Entrance Hallway
Video entryphone.

Lounge



Sash bay window and wood flooring.

Kitchen



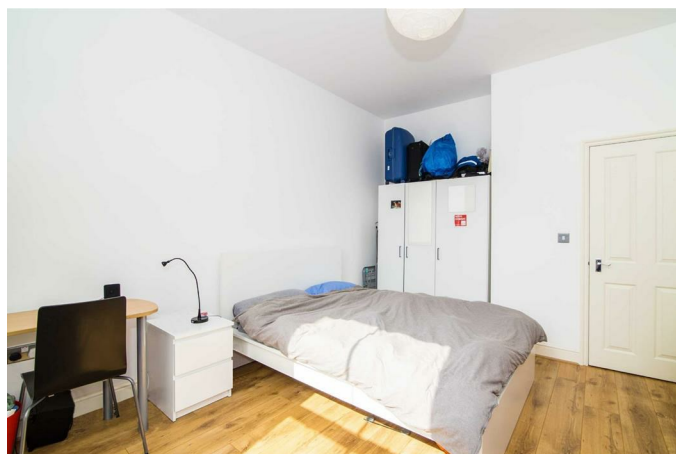
A well fitted kitchen with units in white high gloss finish. Appliances include an oven with four ring gas hob, washing machine, tall fridge freezer and stainless steel sink with mixer tap. 'Instant heat' combination boiler.

Bedroom One



Excellent sized double bedroom with wood floor and sash window overlooking rear.

Bedroom Two



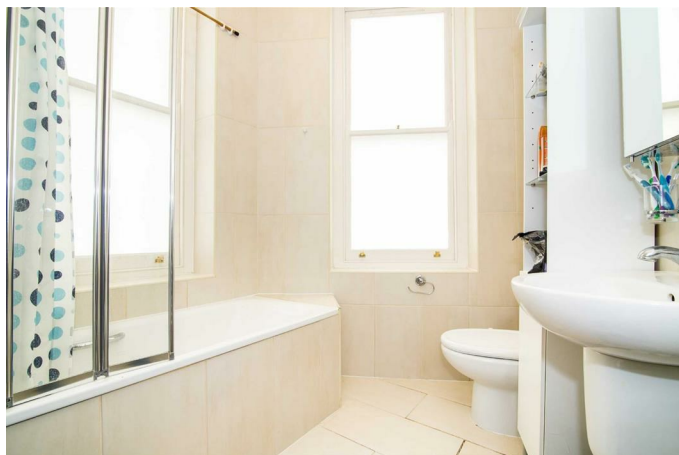
Sash bay window and wood flooring.

Home Office / Study



Large sash window, wall mounted lighting, high ceiling and wood flooring.

Bathroom



White suite comprising of a panel enclosed bathe with wall mounted adjustable shower, and additional hand held shower with bi folding shower screen, wash hand basin and low flush w.c. Further features include mirrored medicine cabinet and heated chrome towel rail. Finish in cream ceramic wall and floor tiles.

Additional information

Council tax band: E

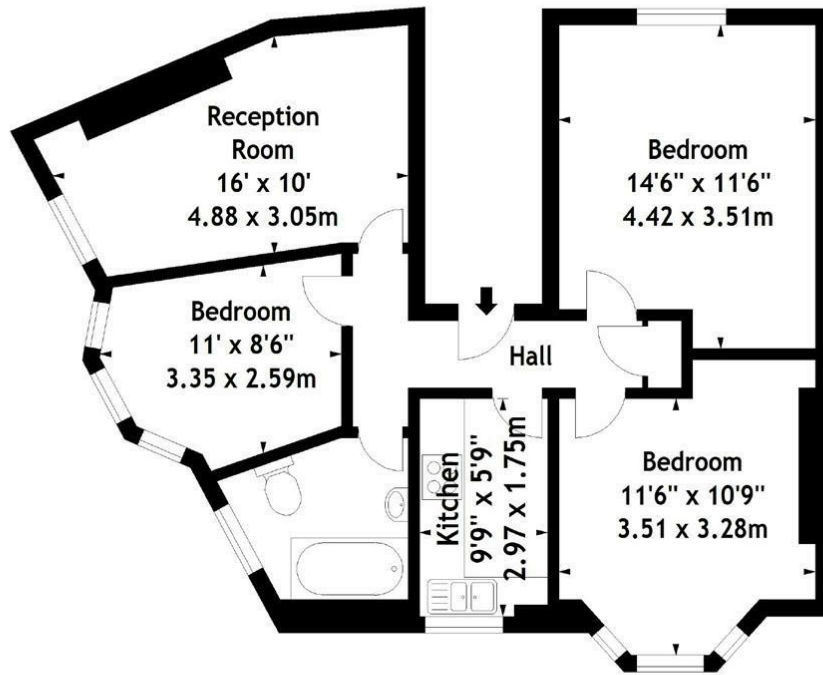
12 Month Tenancy Agreement

Holding Deposit - ie. $5 \times £576.92 = £2,884$

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Floor Plan

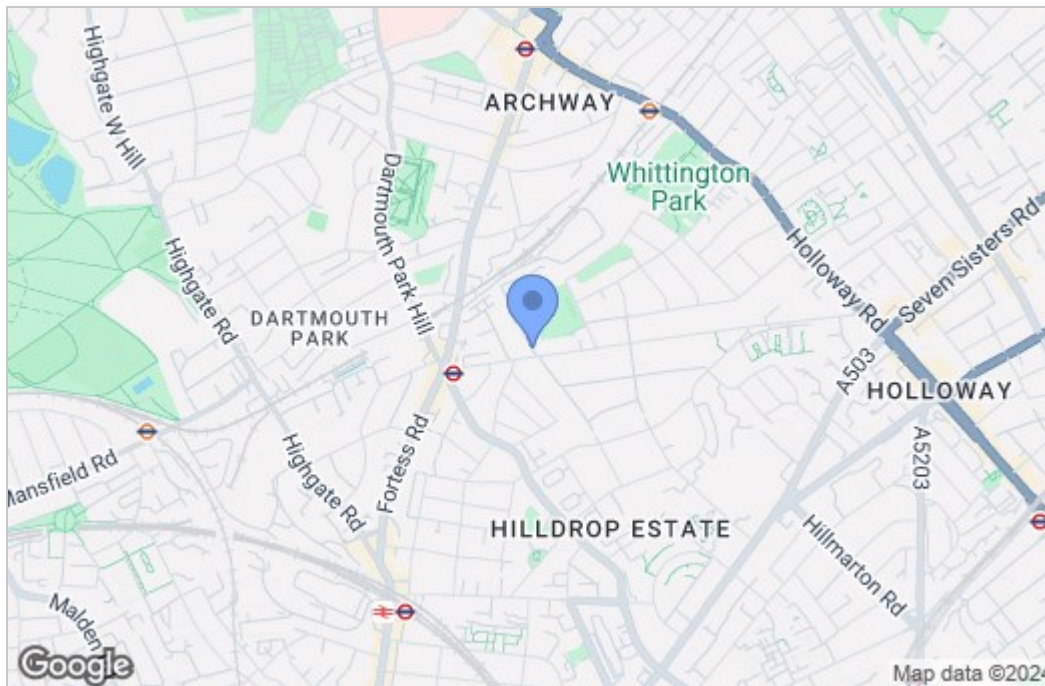
Tufnell Park Road, N7
 Approx. Gross Internal Area
 698 Sq Ft - 64.84 Sq M



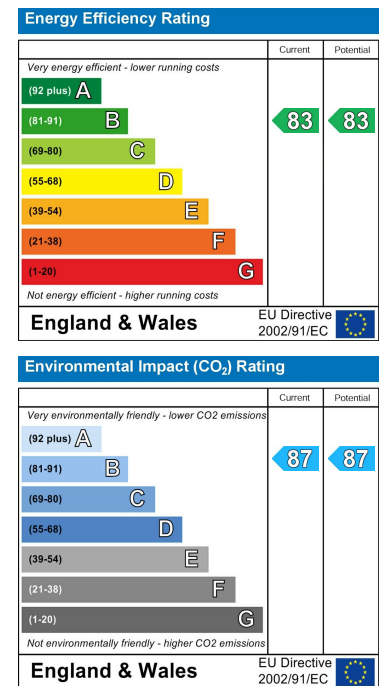
First Floor

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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