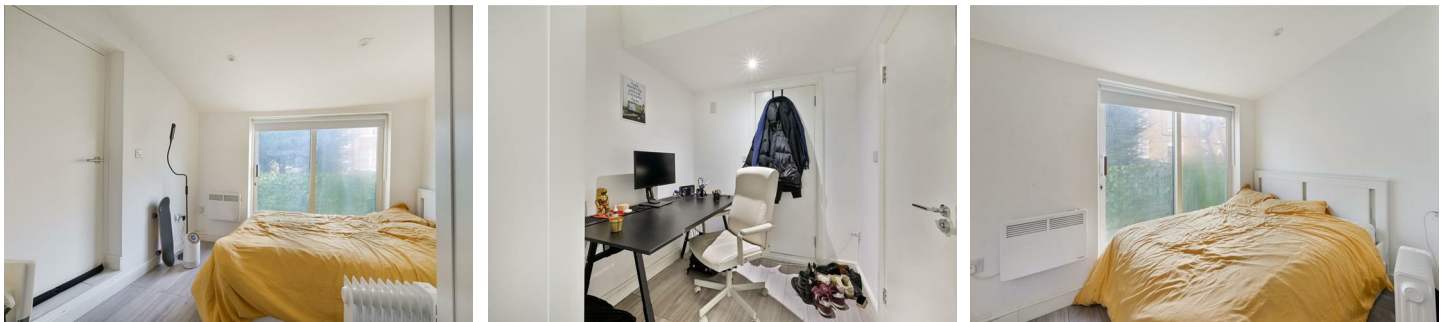


MATTHEW JAMES

Residential Sales • Lettings • Management



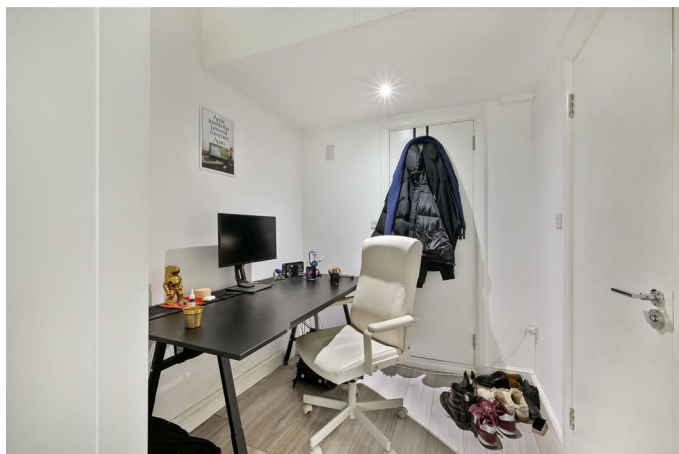
50 Woodsome Road, London, NW5 1RZ

Asking Price £275,000

We offer for sale a converted studio flat ideal as a pied-a-terre, rental investment or first home. Forming part of a terraced Victorian house nestled in the heart of Dartmouth Park this property lies just moments from the wonderful open spaces of Parliament Hill Fields and a short distance from the local shops. Both Kentish Town and Tufnell Park underground stations are easily accessible, as are the wonderful independent shops and eateries at the foot of Highgate West Hill, Highgate Village and Lower Hampstead. The property is available to purchase with no upward chain.

First Floor

Entrance Hall



Open plan entrance hall providing workspace large enough for a sizeable desk and chair. Inset spotlight, laminate wood flooring.

Studio Room



A bright room with electric heater, laminate wood flooring, sliding doors onto rear terrace, inset spotlights.

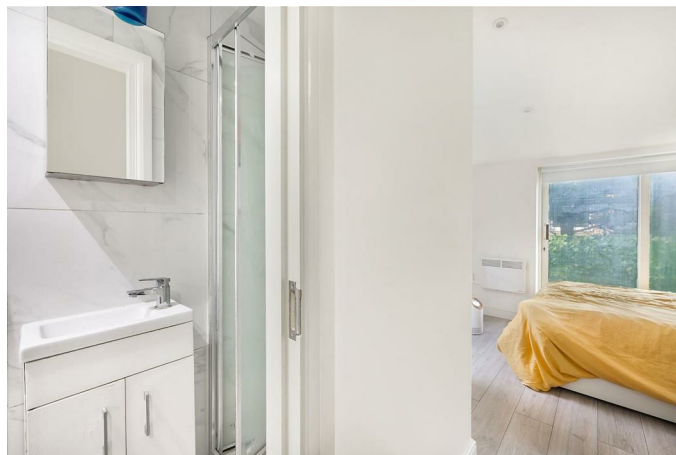
Kitchen



A completely separate room to the studio, nice and light with large double glazed windows overlooking the rear and a glazed ceiling.

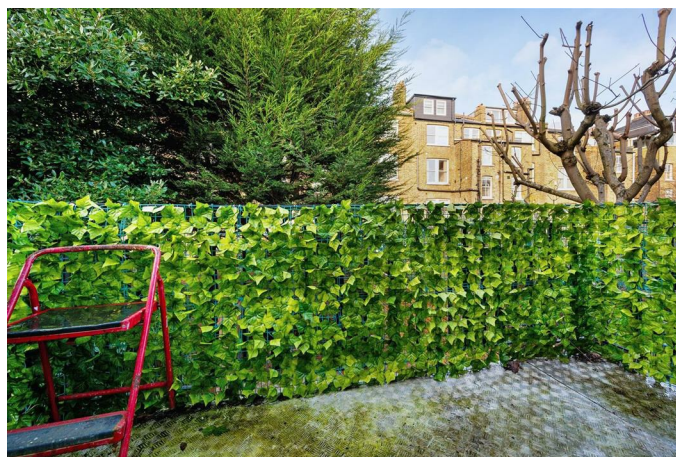
Fitted wall and floor units, preparation space incorporating a single sink and drainer unit with mixer taps, built-in electric oven and hob, plumbed for washing machine, space for large freestanding fridge freezer, electric heater.

Shower Room



Fully tiled shower cubicle with electric shower, low flush WC, wash basin with mixer tap, fully tiled walls, wall mounted mirror fronted medicine cabinet.

Terrace



A nicely proportioned North West facing terrace overlooking the rear.

Useful Information

Leasehold 999 years from 30/04/2014

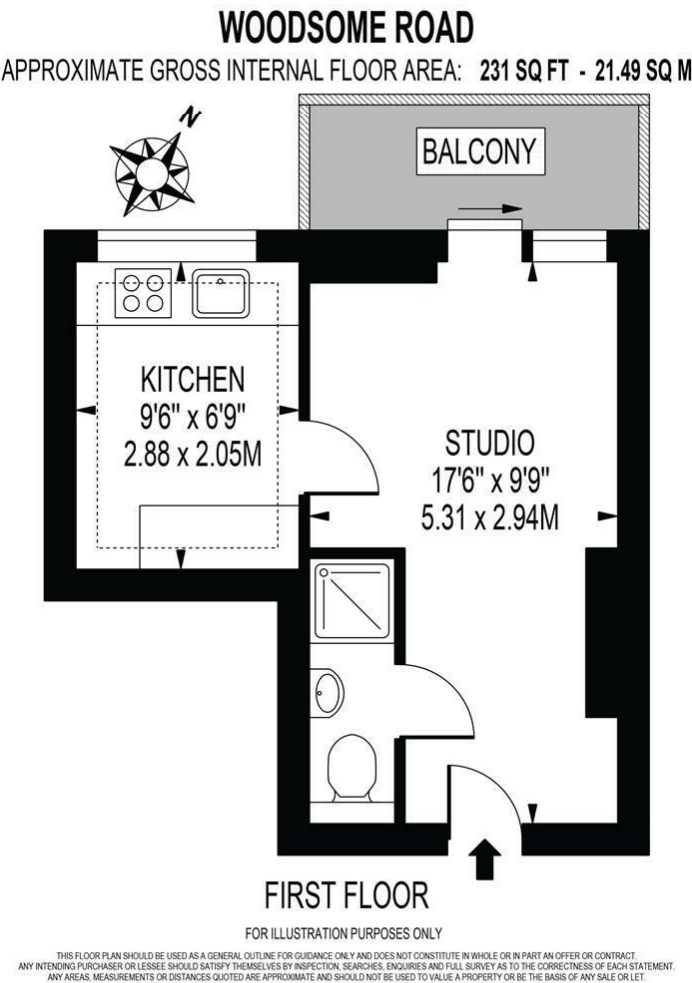
Ground rent - Zero

Service Charge - chargeable on an ad hoc basis

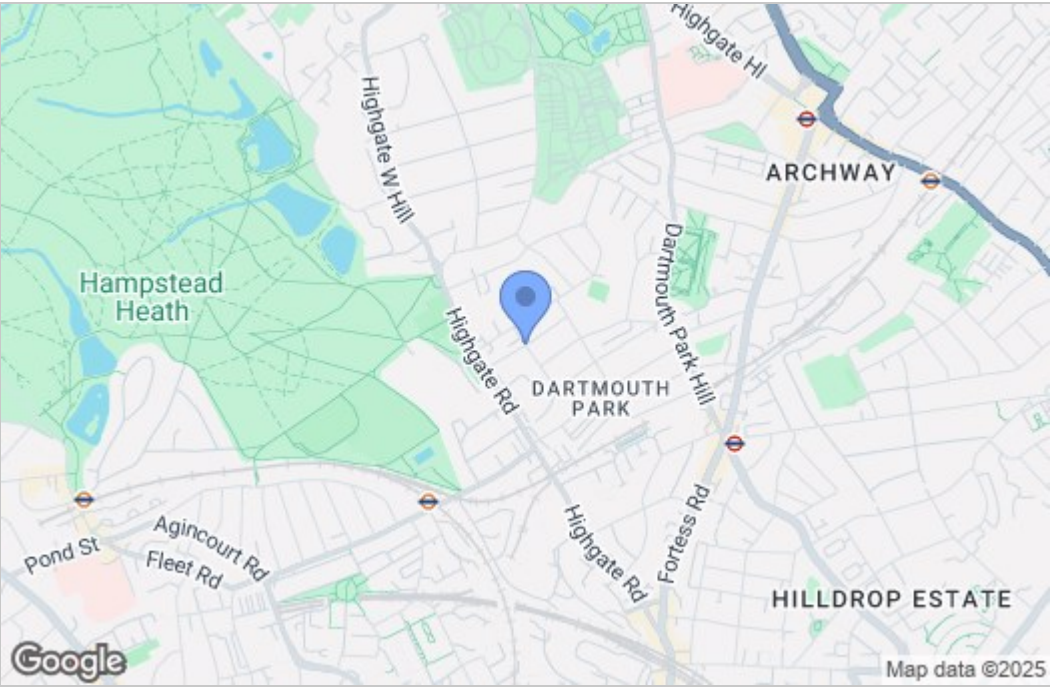
EPC Rating D

Camden Council Tax Band A

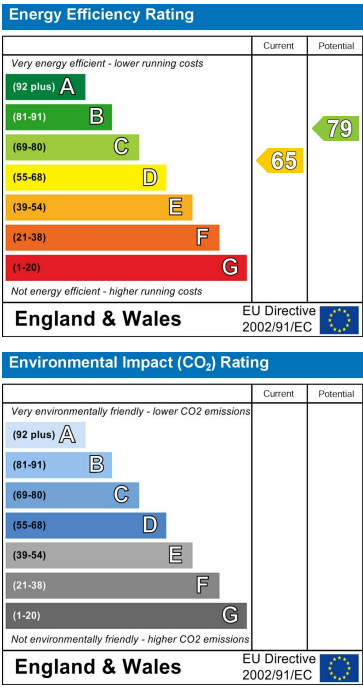
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.