

MATTHEW JAMES

Residential Sales • Lettings • Management



Tufnell Park Road, London, N7 0PU

Offers Over £725,000

Matthew James offers for sale one of the finest examples on the market of a huge one bedroom converted flat arranged over the top two floors of a Victorian house. With an internal footprint of 894 square feet (83 square metres) the flat may be easily rearranged to provide two double bedrooms as shown on the lease plan, or three double bedrooms subject to freeholder consent. The flat was fully refurbished and extended in 2022.

The 26' double aspect living room provides ample dining and lounge areas, with the fully fitted kitchen adjacent. The top floor bedroom is flooded with light from the two Velux roof lights and spectacular full width sliding doors opening to a Juliet balcony overlooking a delightful scene of gardens and trees.

Outside, the flat benefits from a lovely 21' south facing roof terrace.

The flat is presented in immaculate condition throughout, fully double glazed, sound proofed floors, new boiler, kitchen and bathroom. Excellent thermal insulation combined with extensive solar gain keeps running costs to a minimum.

Offered for sale with a share of the freehold and chain free.

- Excellent transport links with Tufnell Park Underground Station only 300 yards away.
- Surrounded by the vibrant gastro pubs, café culture and artisan outlets of Tufnell Park.
- Close to a primary school rated outstanding by Ofsted.

First Floor Entrance

Carpeted staircase.

Half Landing

Double glazed door directly onto a south facing roof terrace.

Second Floor

Landing

Entryphone and ceiling mounted smoke alarm.

Guest Cloakroom

Wash hand basin and w.c.

Living Room



A bright 26' (8.00m) living room with timber double glazed sash windows to the front and rear, laminate wood floor and cast iron fireplace. This superb room offers ample space for both a dining area and lounge and also benefits from fitted recessed shelving, a media point and a choice of three aerial socket outlets. Open to.....

Kitchen



A well designed kitchen offering a range of wall and base storage units with integrated oven, hob and overhead extractor canopy, plumbed for a washing machine and dishwasher with space for a tall freestanding fridge/freezer. This well designed space is finished in a light flecked work surface, ceramic splashback tiling and laminate wood floor. Heat sensor.

Half Landing

Large double glazed picture window.

Top Floor

Landing



Built in storage cupboard housing Vaillant 'combi' boiler, ceiling mounted smoke alarm, laminate wood floor.

Bedroom



A bright 21' (6.37m) room with sliding double glazed windows and Juliet balcony overlooking the rear with large twin double glazed Velux roof windows and fitted blackout blinds, fitted eaves storage cupboards and laminate wood floor.

Bathroom / W.C.



A modern white bathroom suite comprising of a panel enclosed bath, shower cubicle with overhead deluge rose and wall mounted adjustable hand held shower attachment, wash hand basin, chrome heated towel rail, mirrored medicine cabinet w.c.

and a large double glazed Velux roof window with fitted blackout blind. Finished in ceramic panel wall and floor tiling.

Roof Terrace



A wonderful 21' (6.37m) south facing roof terrace fully tiled and railed with lovely views to the rear of the property.

Rear Elevation



View From The Bedroom

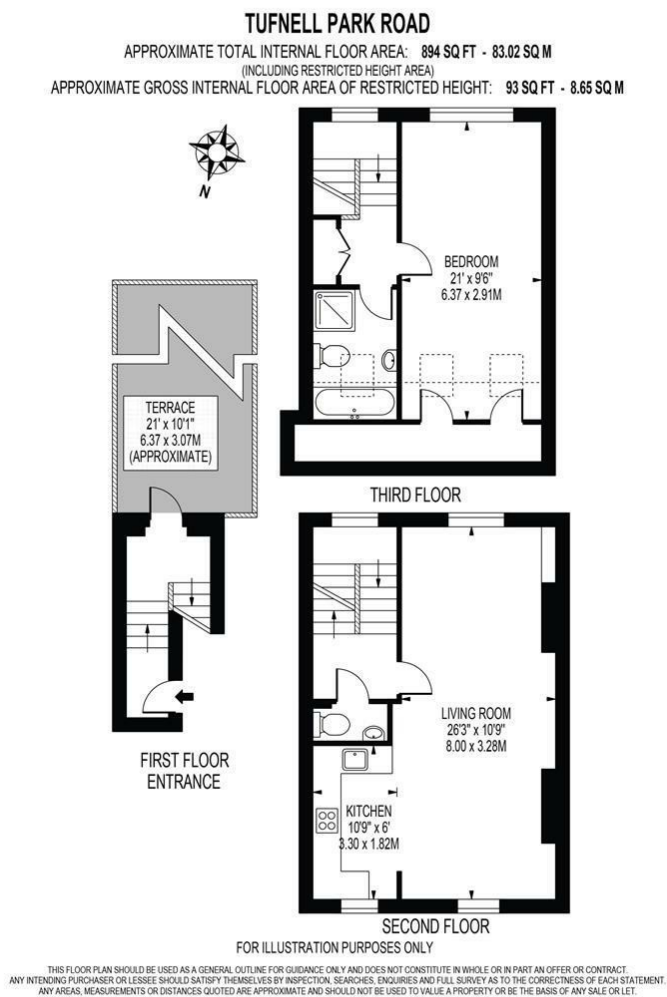


Additional Information

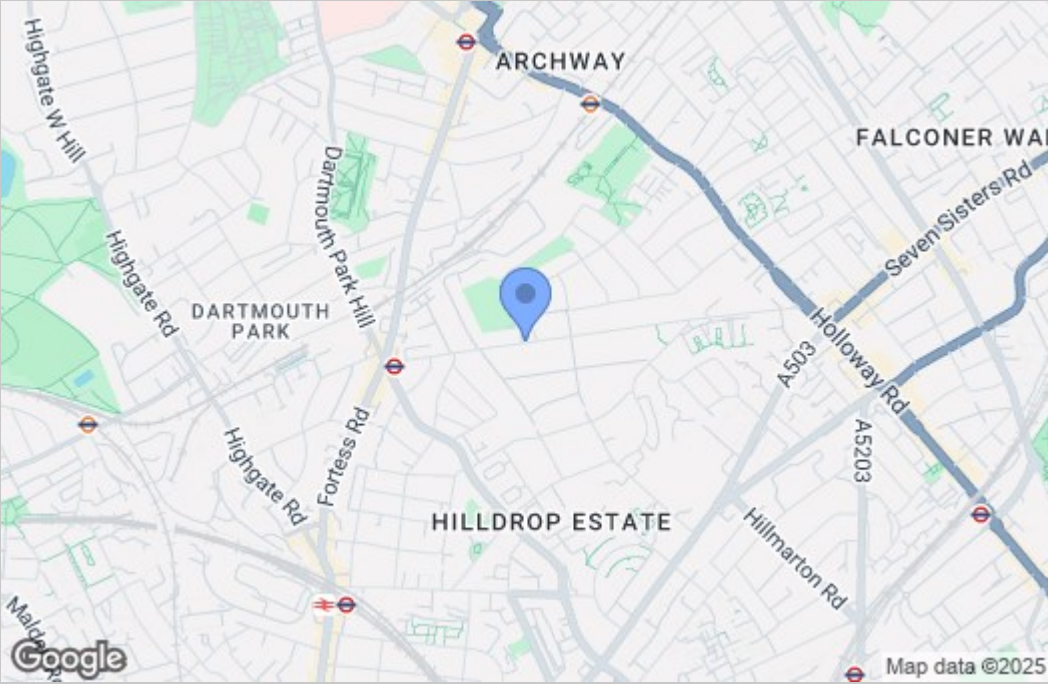


Share of Freehold (1/3 share) with 957 Years Remaining On Lease
No Ground Rent
Buildings Insurance Contribution £616
Islington Council Tax Band D
Chain Free Sale

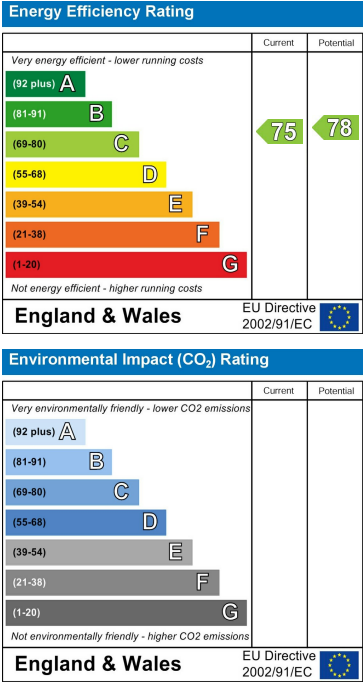
Floor Plan



Area Map



Energy Efficiency Graph



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