

# MATTHEW JAMES

Residential Sales • Lettings • Management



Fortress Road, London, NW5 1AD

**£2,200 Per Month**

A two double bedroom apartment arranged over the second and top floors of this very conveniently located building, features include a stunning private west facing roof terrace. This property has a good sized dual aspect lounge, a separate fitted kitchen and modern bathroom/WC. It sits between Kentish Town and Tufnell Park Northern Line Underground Stations, with a number of local bus routes also giving speedy access to Central London and beyond. Tufnell Park and Kentish Town with their shops, cafes, restaurants and local amenities are on the doorstep. It also lies within the catchment area of Eleanor Palmer Primary School. To the west and a short walk away is Parliament Hill Fields and Hampstead Heath. This flat is furnished and is available from 13th June 2025. No HMO licence.

## Second Floor

Accessed via a communal staircase.

### Lower Hallway

A 't' shaped hallway, featuring wood flooring, entryphone system, radiator, pendant light fitting and staircase to the upper level of the flat.

### Reception Room



Accessed via carpeted steps from the hallway. This is a generous, bright dual aspect lounge with wooden flooring, sash windows to the rear and side of the building, built-in shelving, pendant light fitting and radiator.

### Kitchen



Features include fitted wood effect wall and base units with stainless steel fittings and granite effect work surfaces, incorporating a stainless steel sink/drainage unit with mixer tap, integrated fan assisted oven/grill with 4 ring gas hob and extractor fan above, freestanding washing machine and fridge/freezer, laminated wood effect flooring and spotlights.

### Bedroom One



A double bedroom with wood flooring, a sash window to the rear of the building, pendant light fitting and radiator.

## Bathroom/WC



A white suite with chrome fittings, comprising of a panel enclosed bath with wall mounted shower fitting, mixer tap and glass shower screen, low flush WC, pedestal wash basin, part tiled walls and tiled flooring, a long and mirrored storage cabinet, fitted wall mirror with vanity light above and radiator.

### Stairs To Upper Level

Metal staircase to the upper level of the flat, with a wooden hatch that can be lowered to provide privacy.

### Bedroom Two



Features include a fitted carpet, an alcove housing the double bed, built-in wardrobe and shelving, further storage in the eaves, Velux style roof window, Vaillant combi boiler and radiator. Door to.....

### Roof Terrace



A fantastic secluded west facing roof terrace with views toward Hampstead Heath and beyond.



## Exterior



## Additional Information

Camden Council Tax Band D

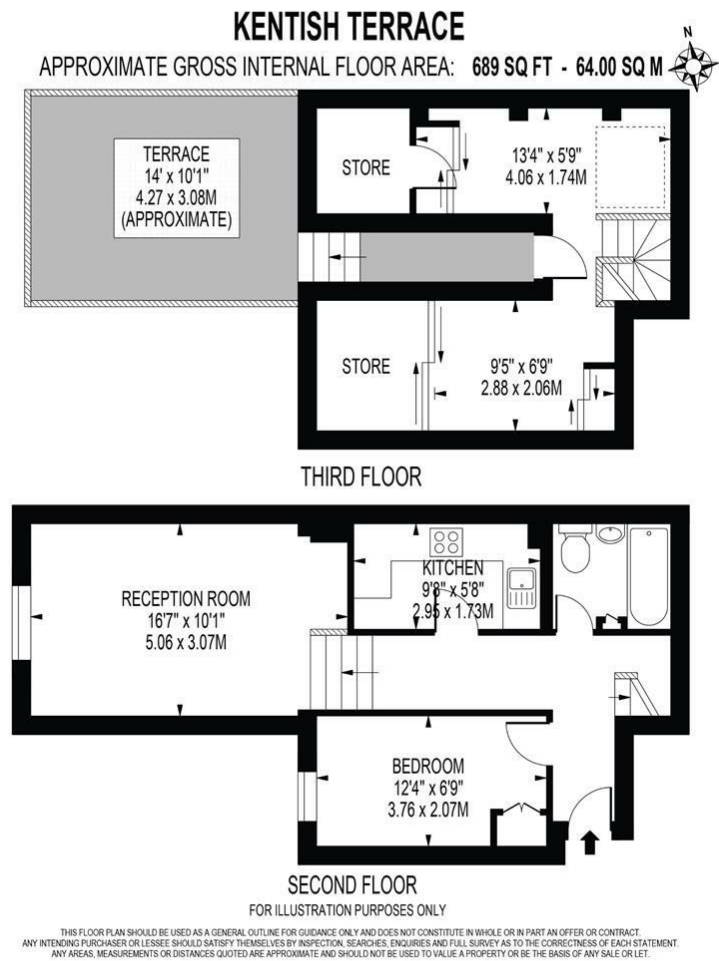
Holding Deposit Equivalent To 1 weeks Rent eg. 1 x £507 = £507

Total Deposit Required Is Equivalent to 5 Weeks Rent eg. 5 x £507 = £2,535

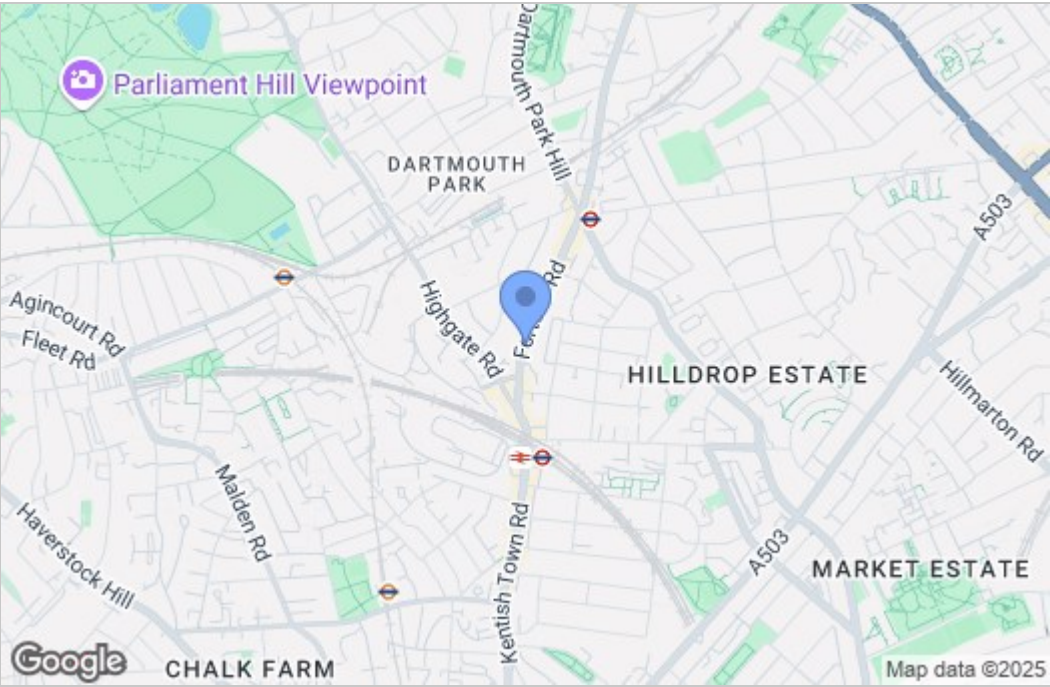
Minimum contract length is 1 year

No HMO licence

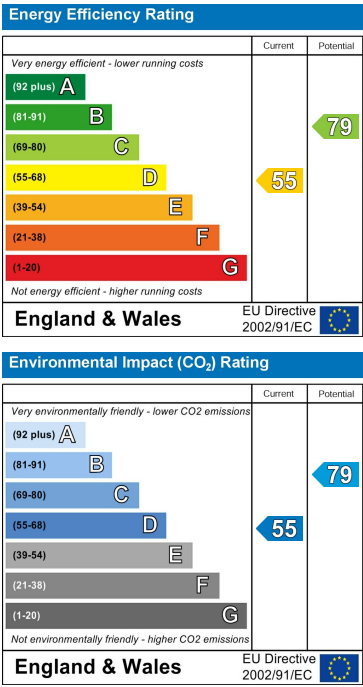
Floor Plan



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