

# MATTHEW JAMES

Residential Sales • Lettings • Management



5 Milbro Court, Tufnell Park, N7 0RB

**£1,800 Per Month**

A charming ground floor one bedroom mansion flat built to the rear of this lovely building.

Available unfurnished, this property is well located in one of the areas premier roads.

Benefitting from high ceilings, sash windows and wooden floors, the flat offers charm and privacy whilst being within a short walk to Tufnell Park Station and local shops.

Available from the 19th February, unfurnished.

## Ground Floor

### Entrance Hall

Wood flooring.

### Lounge



High ceiling, wood flooring, sash window.

### Kitchen



A few fitted units, work surface with sink and drainer unit, oven, hob, fridge and washing machine. Sash windows, high ceiling.

### Bedroom



High ceiling, wood flooring.

## Bathroom



Freestanding bath with shower unit, wash basin, low flush wc, sash window, high ceiling.

### Additional Information

Islington Council Tax Band C

EPC Rating C

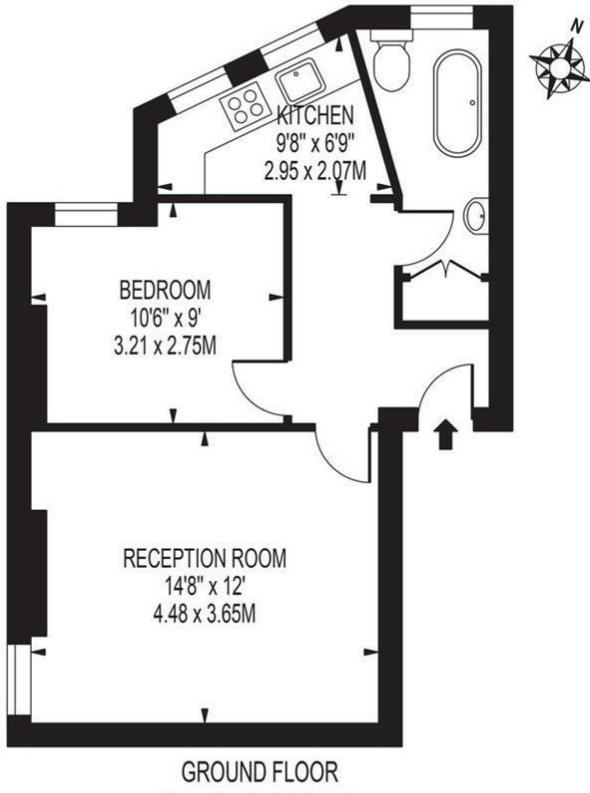
Holding deposit required is 1 weeks rent (£415.00)

Full Deposit Required is 5 weeks rent (£2,075)

## Floor Plan

### MILBRO COURT, ANSON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 430 SQ FT - 39.94 SQ M

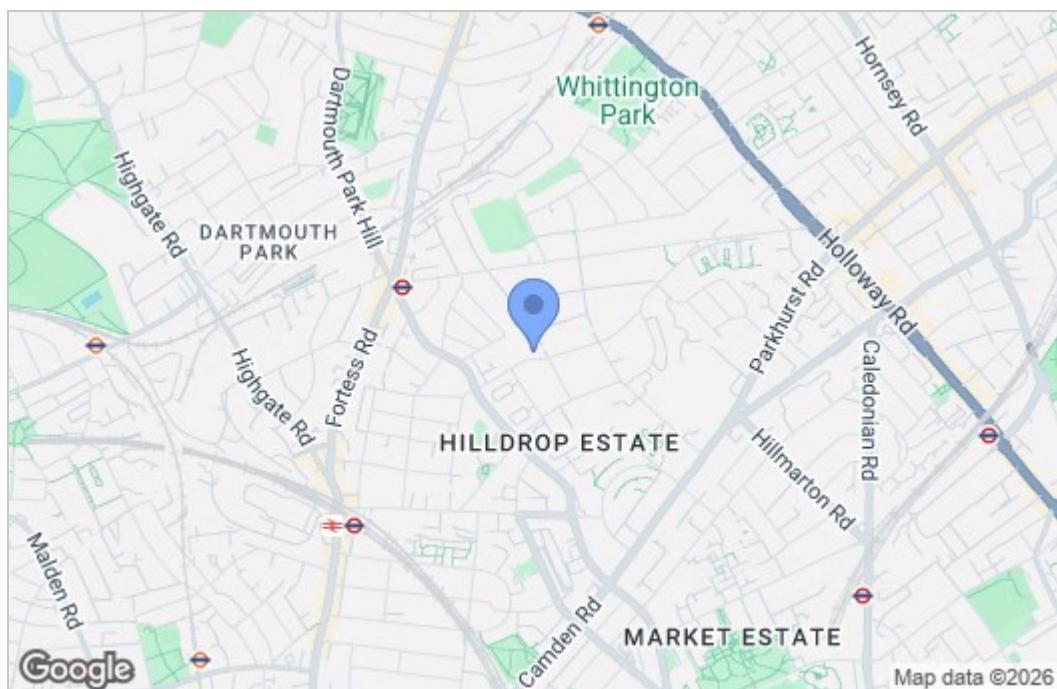


#### GROUND FLOOR

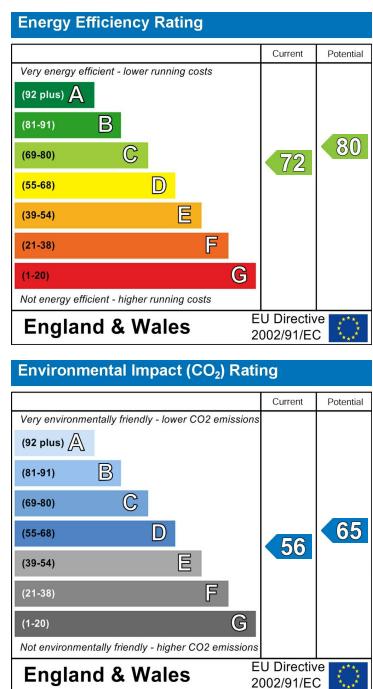
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ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Area Map



## Energy Efficiency Graph



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