



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Brecknock Road, Tufnell Park, N19
Price £575,000 – Share of Freehold

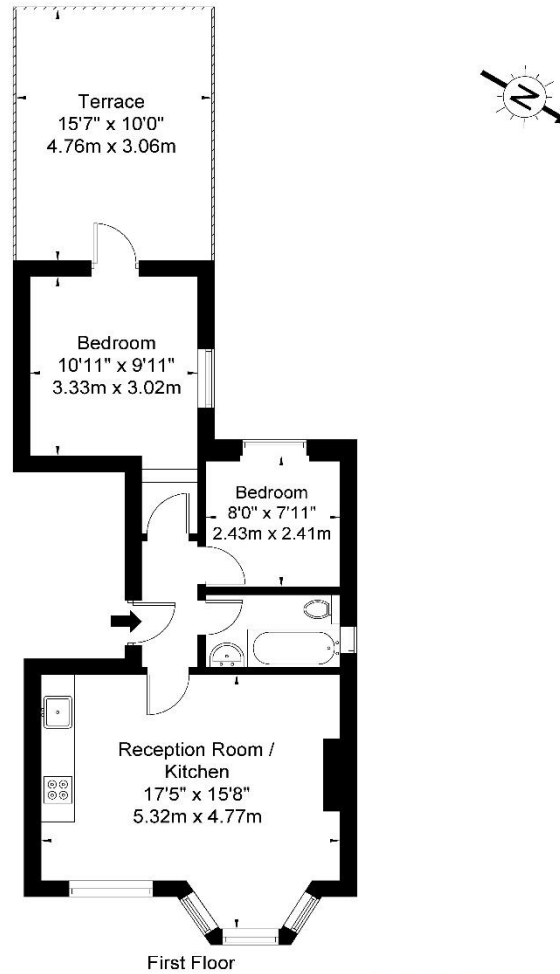
A two bedroom apartment occupying the first floor of an Edwardian period conversion with a large roof terrace located only moments away from Tufnell Park Underground Station. Flooded in natural light, the accommodation comprises a large reception room with bay window that is open plan to a fitted kitchen, two bedrooms and bathroom. Externally the property has a large 15 ft 7" roof terrace accessed from the master bedroom. The property is conveniently located within close walking distance to the amenities on Fortress Road, Kentish Town and Kentish Town Overground Station. The property includes a share of the freehold and is available chain free.

Council Tax: London Borough Of Camden - Band C
Approx. Floor Area: 502 sqft (46.64 sqm)
Remaining Lease Term: 993 years
Annual Service Charge: £1,020



Brecknock Road Tufnell Park N19 5AB

Approx. Gross Internal Area = 46.7 sq m / 502 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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