



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Tufnell Park Road, Archway, N19
Price £2,700 pcm - To Let

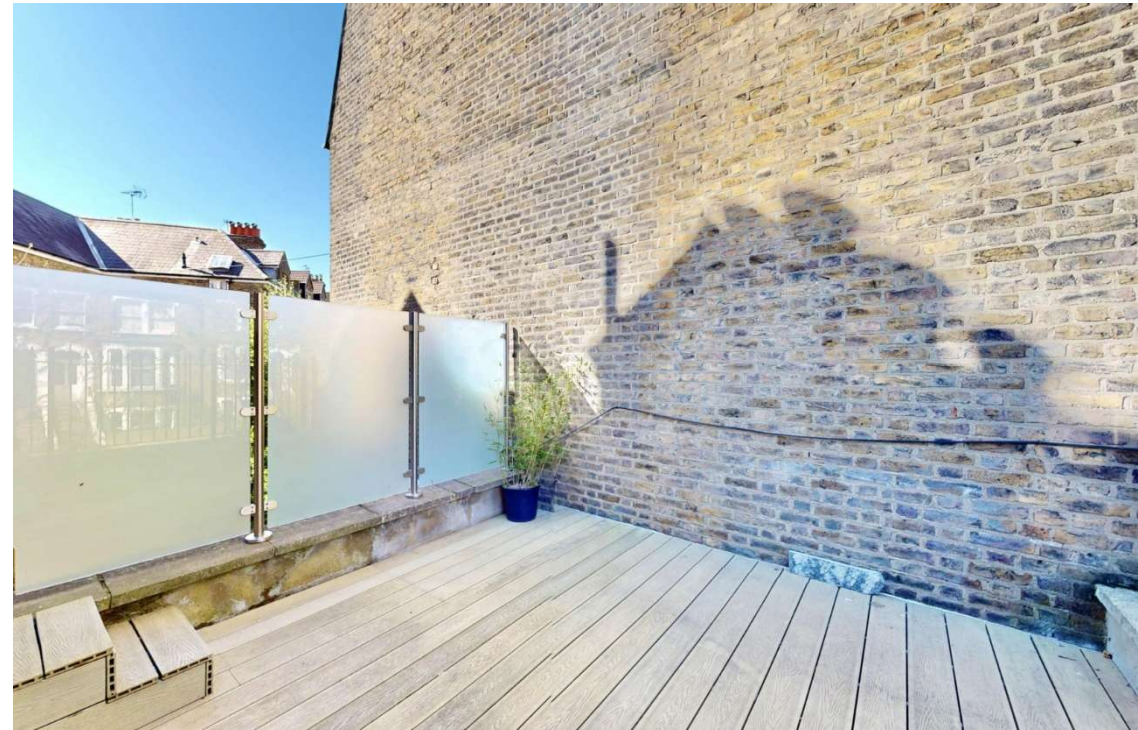
A two bedroom first floor flat occupying the first floor of a period conversion with a large roof terrace situated only moments away from Tufnell Park Underground Station. Flooded in natural light and boasting wooden floors throughout, the accommodation comprises a spacious reception room open plan to the kitchen, two double bedrooms and a bathroom. Externally the property has a large room terrace accessed from the reception room. The property has gas central heating, fibre broadband is available on the road and there is street CPZ parking with restrictions between 8:30 - 18:30. The property is conveniently located within close walking distance to the amenities on Fortress Road and Kentish Town.

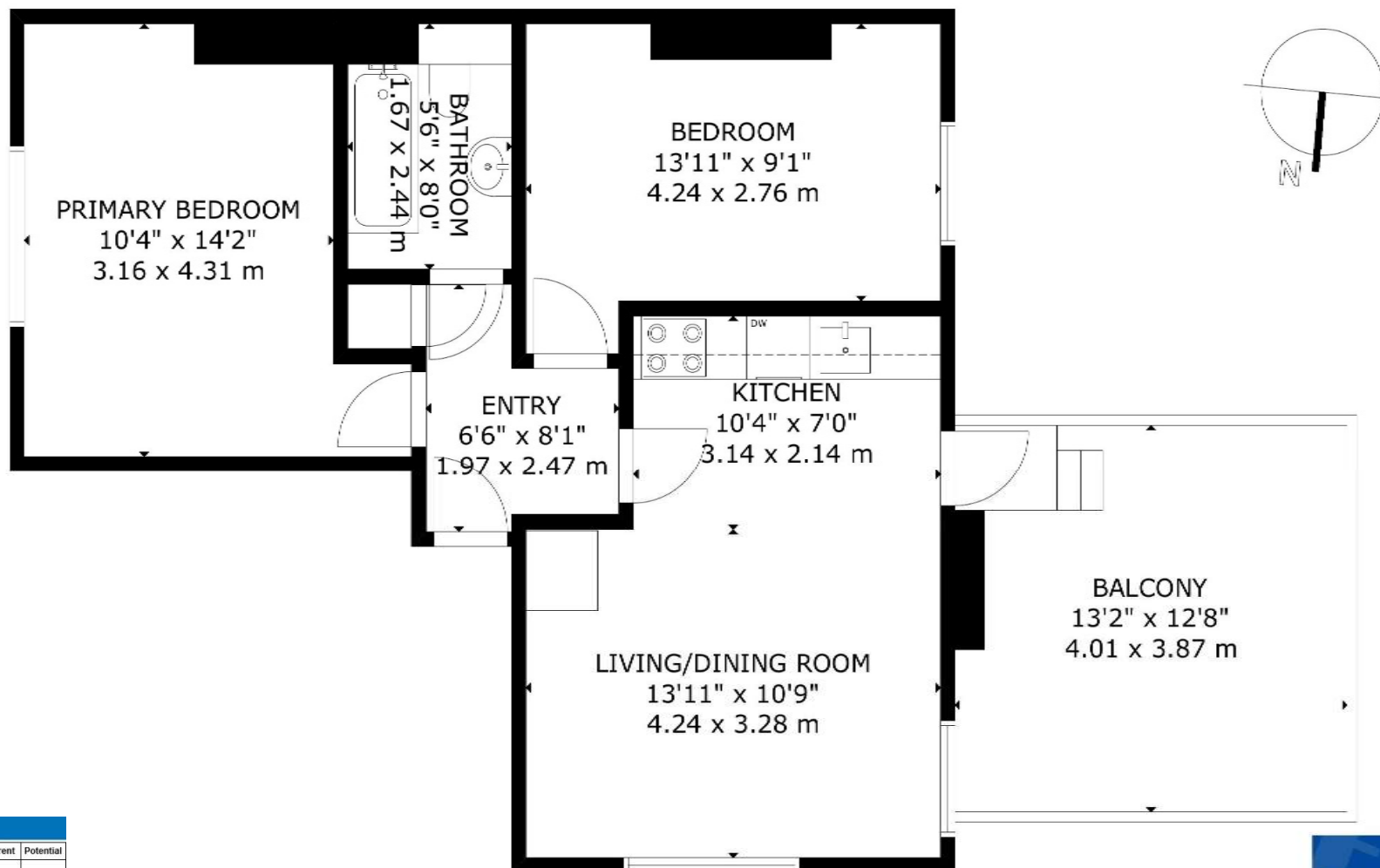
Please note that £2,700 per calendar month is the equivalent of £623.07 per week

Council Tax: Islington Band D

Tenancy Term: 12 months

Approx. Floor Area: 626 sqft (58.16 sqm)





GROSS INTERNAL AREA
TOTAL: 58 m²/626 sq.ft
FIRST FLOOR: 58 m²/626 sq.ft
EXCLUDED AREAS: BALCONY: 16 m²/167 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 82 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

