



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

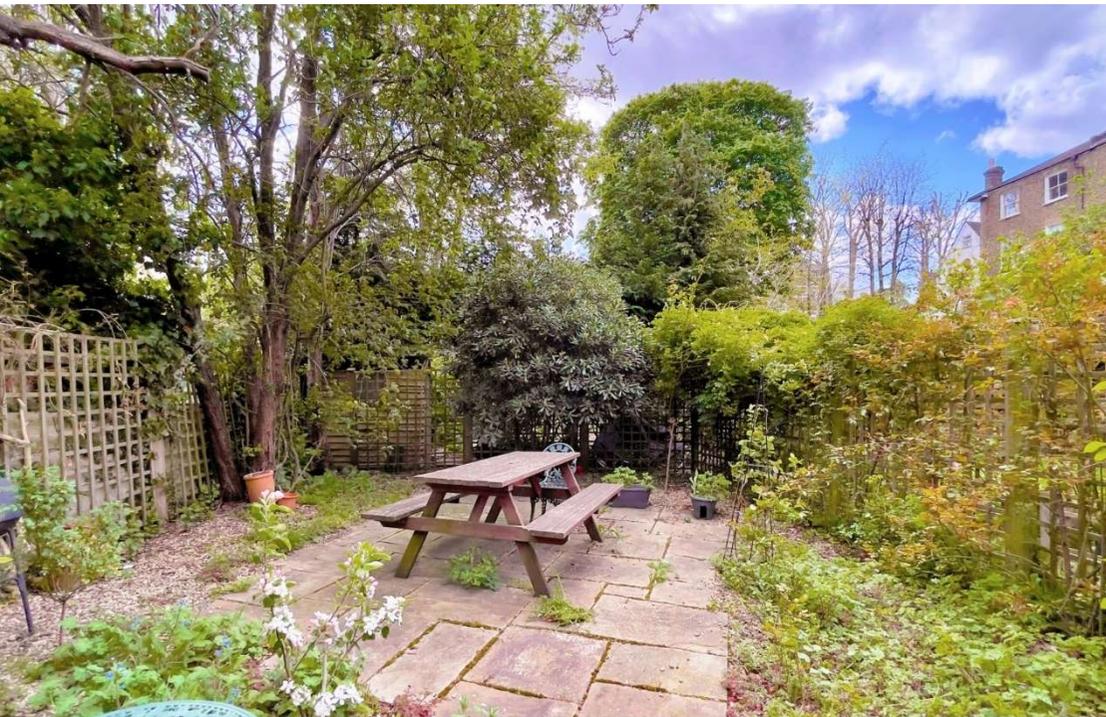
**Anson Road, Tufnell Park, N7**  
**Price £600 pw - To Let**

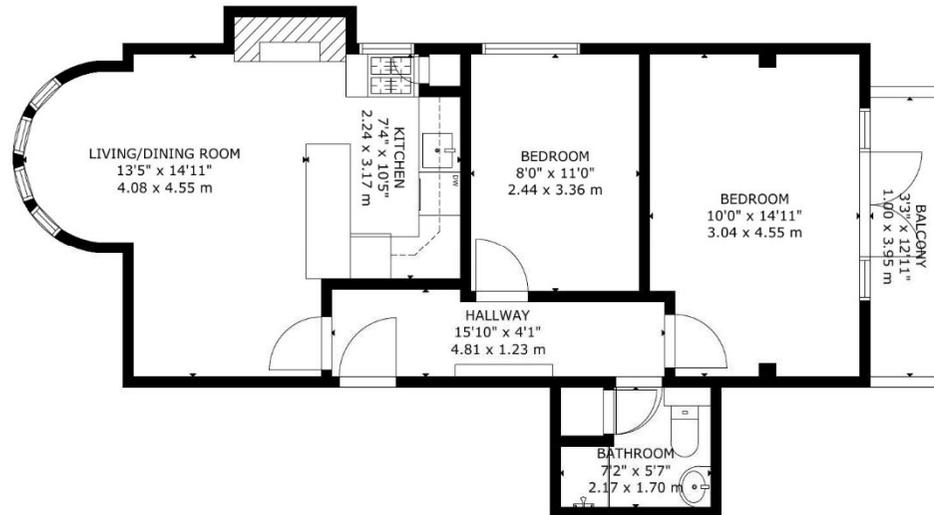
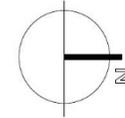
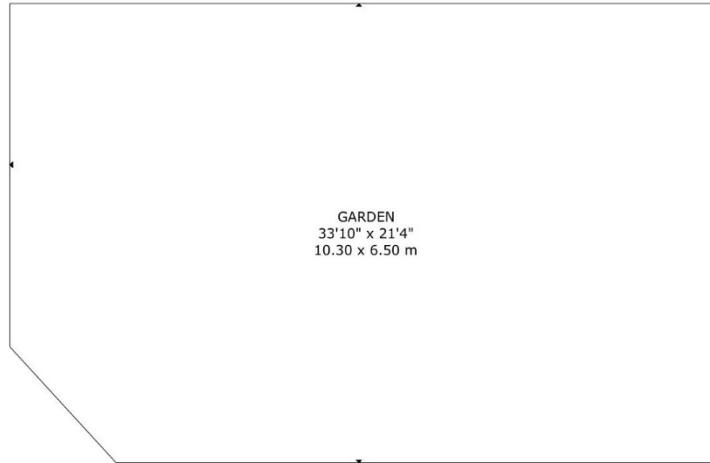
A two bedroom raised ground floor period conversion with direct access to a private garden situated within walking distance to Tufnell Park Underground Station. Boasting wooden floors throughout, the accommodation comprises a spacious reception room open plan to the kitchen, two bedrooms and a bathroom. Externally the property has a south facing private section of garden. 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 walking distance to the amenities available in both Tufnell Park, Kentish Town and Caledonian Road.

Please note that £600 per week is the equivalent of £2,600 per calendar month

Tenancy Term: 12 months

Council Tax: Islington Band E





GROSS INTERNAL AREA  
 TOTAL: 56 m<sup>2</sup>/602 sq.ft  
 GROUND FLOOR: 56 m<sup>2</sup>/602 sq.ft  
 EXCLUDED AREAS: GARDEN: 66 m<sup>2</sup>/707 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

