

**£850,000**

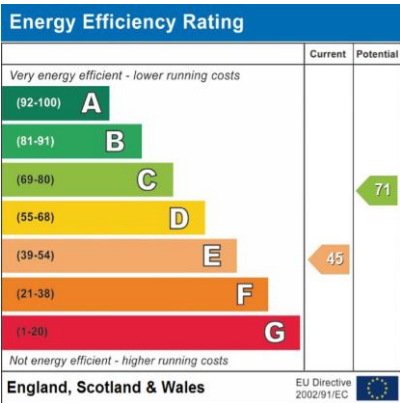
**Crayford Road, Tufnell Park, N7**



- Freehold
- Split Level
- Roof Terrace
- Lovely Residential Road
- Convenient Location
- Bright
- Very Spacious

We are pleased to present this charming split-level three bedroom freehold apartment set within a pretty Victorian terraced building. This home has many period features with high ceilings, large sash windows offering a lovely sunny sense of light throughout the property and includes a private roof terrace. There are two bathrooms, one being an ensuite and three bedrooms with the loft room currently used as an office. The lounge is a stunning entertaining space with two large windows overlooking the treelined street with a lot of character, along with a cosy fireplace and the separate kitchen/dining area which is set back.

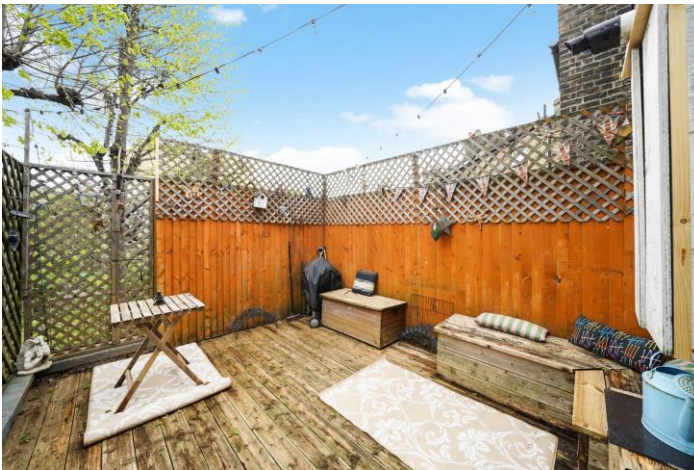
# Crayford Road, Tufnell Park, N7









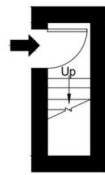
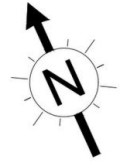


# Crayford Road, N7 0ND

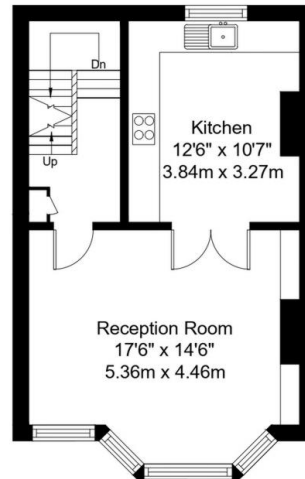
Approx Gross Internal Area = 109.9 sq m / 1182 sq ft

Terrace Area = 9.38 sq m / 101 sq ft

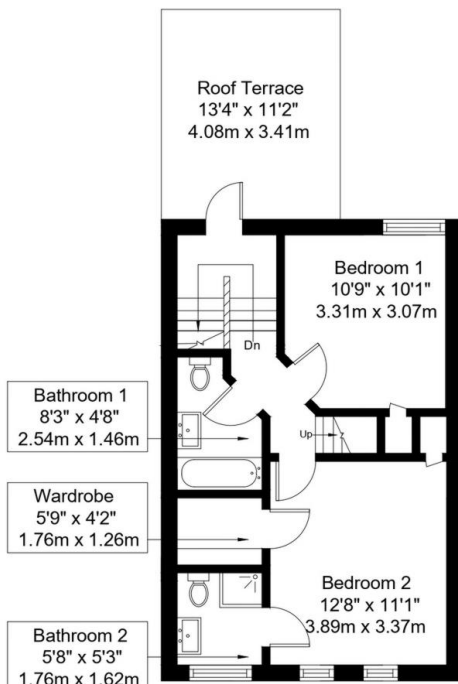
Total Area = 119.28 sq m / 1283 sq ft



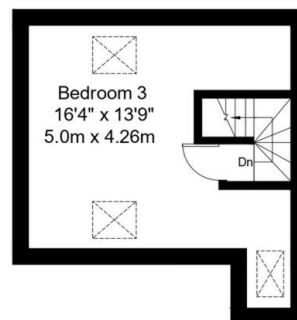
Ground Floor



First Floor



Second Floor



Third Floor

Ref :

Copyright **BLEU  
PLAN**

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.

Copyright @ BLEUPLAN



## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS ROCHESTER PLACE

161 Kentish Town Road, Camden, London, NW1 8PD T: 020 7284 4747 E: info@rochesterplace.co.uk W: www.rochesterplace.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROCHESTER PLACE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.