

MATTHEW JAMES

Residential Sales • Lettings • Management



Fortess Road, Kentish Town, NW5 2HR

£2,200 Per Month

A bright, two bedroom split level converted flat arranged over the first floor of a Victorian house offering generous room sizes with high ceilings and sash windows. Very conveniently located adjacent to Tufnell Park's shops, cafes, restaurants and local amenities and within moments of Tufnell Park Underground Station (Northern Line) and other transport links, Parliament Hill Fields is a short pleasant walkaway. No HMO licence. Unfurnished. Available from 30th May.

First Floor

Hallway

Carpeted with a fitted storage cupboard and additional overhead shelving, entry phone system and radiator.

Lounge



A generous, bright reception room featuring a fitted carpet, high ceiling with pendant light fitting, large sash window with secondary double glazing to the front of the building, shelving, radiator, TV, phone and media points.

Kitchen



Range of cream coloured wall and base units with stainless steel fittings and a wood effect rolled top work surface incorporating an integrated fan assisted oven and grill with four ring gas hob, stainless steel sink and drainer, freestanding fridge freezer and washing/dryer, large sash window to the rear of the property, Worcester combination boiler, inset spotlights and radiator.

Bedroom One



A good sized, light double bedroom featuring a fitted carpet, high ceiling with pendant light fitting, sash window with secondary double glazing to the front of the property, built-in wardrobe with additional overhead storage and radiator.

Bathroom/WC



A modern white suite with chrome fittings comprising of a panel enclosed bath with wall mounted shower fitting and overhead rose, low flush WC, wash basin mounted above a storage unit, heated chrome towel rail, part tiled walls and tiled flooring, mirror fronted vanity unit and inset spotlights.

Hallway

Carpeted with steps down to.....

Bedroom Two



Located to the rear of the building featuring a fitted carpet, double glazed window, pendant light fitting and radiator.

Exterior



Additional Information

Council Tax Band - C

Holding Deposit Equivalent To One Week's Agreed Rent Level e.g. $1 \times \text{£}507 = \text{£}507$

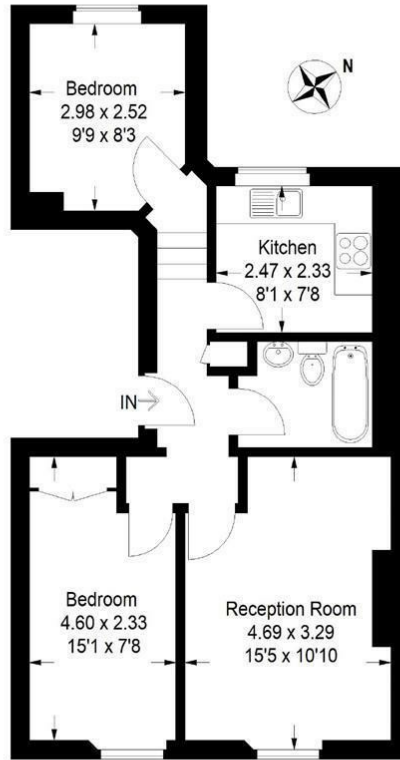
Full Deposit (Including Holding Deposit) Equivalent To 5 Weeks' Agreed Rent Level e.g. $5 \times \text{£}507 = \text{£}2,535$

This property does not hold an HMO licence

Floor Plan

2,115 Fortess Road, NW5

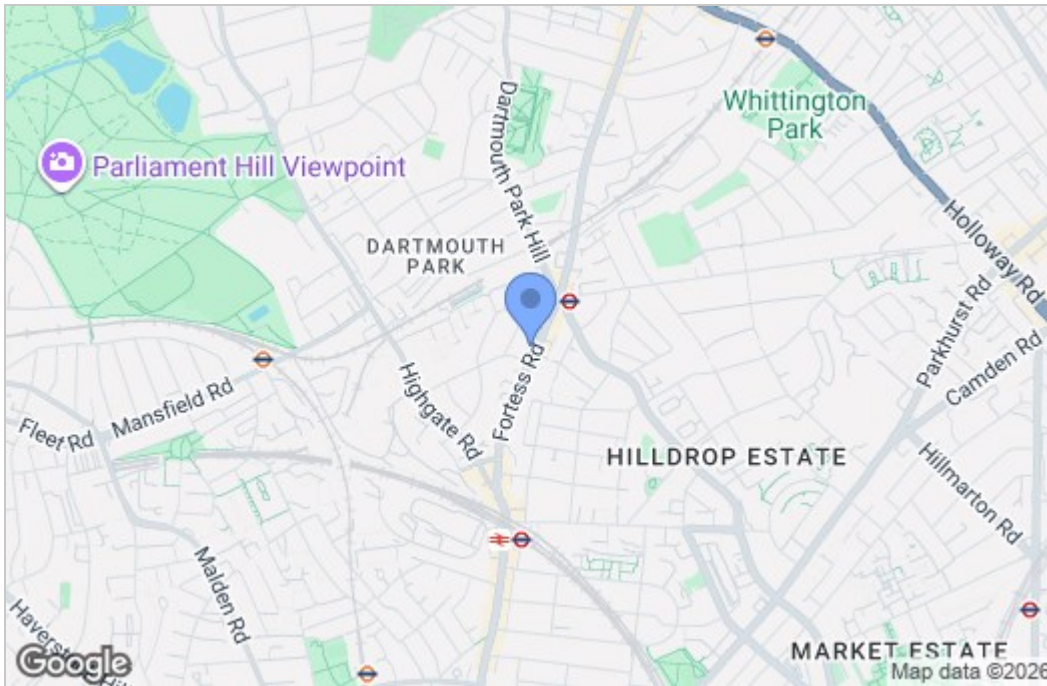
Approximate Gross Internal Area
49.4 sq m / 532 sq ft



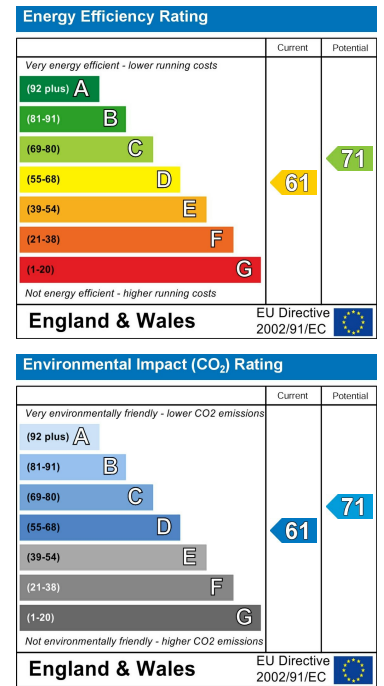
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 501494)

Area Map



Energy Efficiency Graph



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