



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Anson Road, Tufnell Park, N7
Price £2,500 pcm - To Let

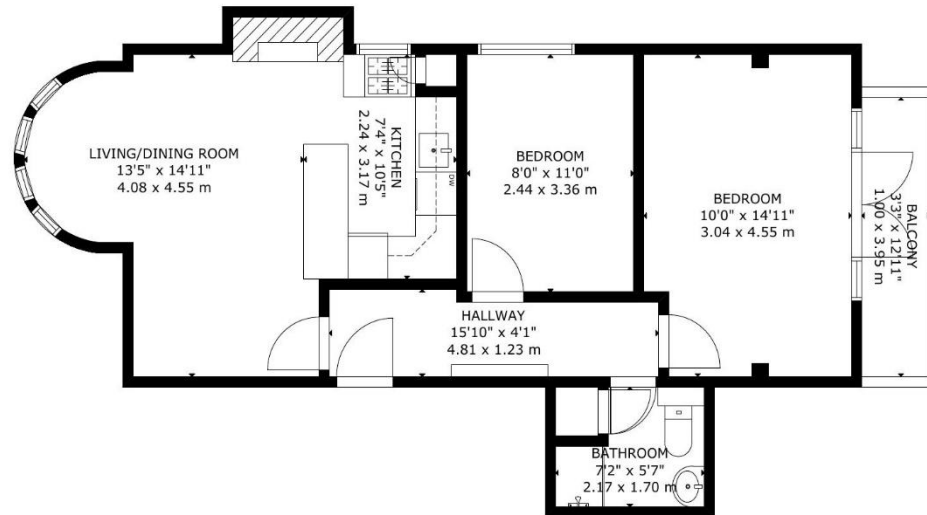
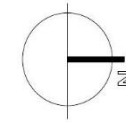
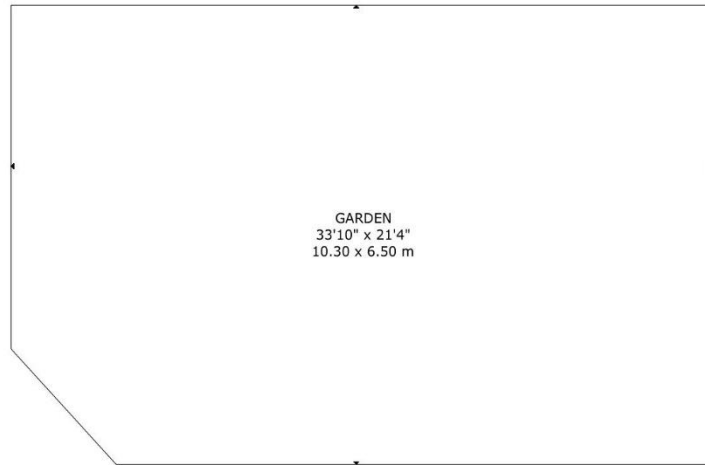
A two bedroom raised ground floor period conversion with direct access to a private garden situated within walking distance to Tufnell Park Underground Station. Boasting wooden floors throughout, the accommodation comprises a spacious reception room open plan to the kitchen, two bedrooms and a bathroom. 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.

Material Information:

The property has gas central heating and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available.

Council Tax: Islington Band E





GROSS INTERNAL AREA
 TOTAL: 56 m²/602 sq.ft
 GROUND FLOOR: 56 m²/602 sq.ft
 EXCLUDED AREAS: GARDEN: 66 m²/707 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 Plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | 71 | 79 |
| England & Wales | | EU Directive 2002/91/EC | |



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