

# MATTHEW JAMES

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Tufnell Park Road, Tufnell Park, N7 OPU

**Asking Price £675,000**

A lovely two double bedroom lower ground floor garden flat with its own front entrance. The flat has a generous living room, separate kitchen, two good sized bedrooms, bathroom/W.C. and a south facing split level garden. The property is ideally located close to a host of local amenities, including a great selection of independent shops, cafes, bars and transport links of Tufnell Park and Kentish Town, Tufnell Park Underground Station is just a few minutes away, as are a number of bus routes. Tufnell Park playing fields with its tennis courts and a local Budgens supermarket are seconds away. To the west and a short walk away is Parliament Hill Fields offering a lido, tennis courts, running track and weekend market all of which lead onto the wide open spaces of Hampstead Heath. Share of Freehold.

### Front Garden

Split level front garden with handy storage facilities on both levels, steps down to the lower courtyard and private flat entrance.

### Entrance Lobby

An ideal boot room with coat racks and storage shelves with a glazed roof, tiled flooring and spotlight. Door to....

### Living Room



This generously sized room offers space for both dining and lounge areas and has timber sash windows to the front aspect. Other features include a sizeable walk-in storage cupboard, built-in shelving and low level storage cupboards to both sides of the chimney breast, recently fitted sisal carpeting, inset spotlights, radiator, media and TV points. Doors to kitchen and internal lobby area....

### Kitchen



A range of white high gloss fitted wall and base units with stainless steel fittings and wood counter tops, incorporating a stainless steel one and a half bowl sink with swan-neck mixer tap. Other features include an Integrated fan assisted oven/grill with five ring gas hob and extractor canopy above, integrated Bosch dishwasher and freezer, spaces for a washing machine and tall free standing fridge, Vaillant combination boiler, casement window to the front of the building, inset spotlights, radiator and

finished in white splash back tiling and ceramic floor tiles.

### Internal Lobby Area

With doors to bathroom and both bedrooms.

### Bathroom/W.C.



White suite with chrome fittings comprising of a panel enclosed bath with wall mounted overhead deluge rose and hand held shower attachment, glass folding shower screen, wash hand basin set into a vanity unit, wall mounted chrome heated towel rail, low flush W.C. inset spotlights, ceramic wall and floor tiles.

### Bedroom One



A well proportioned double bedroom, which comfortably fits a super king sized bed, other features include a built in wardrobe and recessed shelving, recently fitted carpet and double glazed French doors leading out to the private south facing garden at the rear of the property.

## Bedroom Two



Double bedroom with a recently fitted carpet, shelving, inset spotlights, radiator and double glazed casement windows overlooking the rear garden.

## Rear Garden



This private south facing split level garden has a patio area adjacent to the building with steps leading up to a central lawn with perimeter planting and another sizeable patio area at the rear of the garden.

## Exterior



## Additional Information

Islington Council Tax Band E  
Tenure : Share of Freehold

# Floor Plan

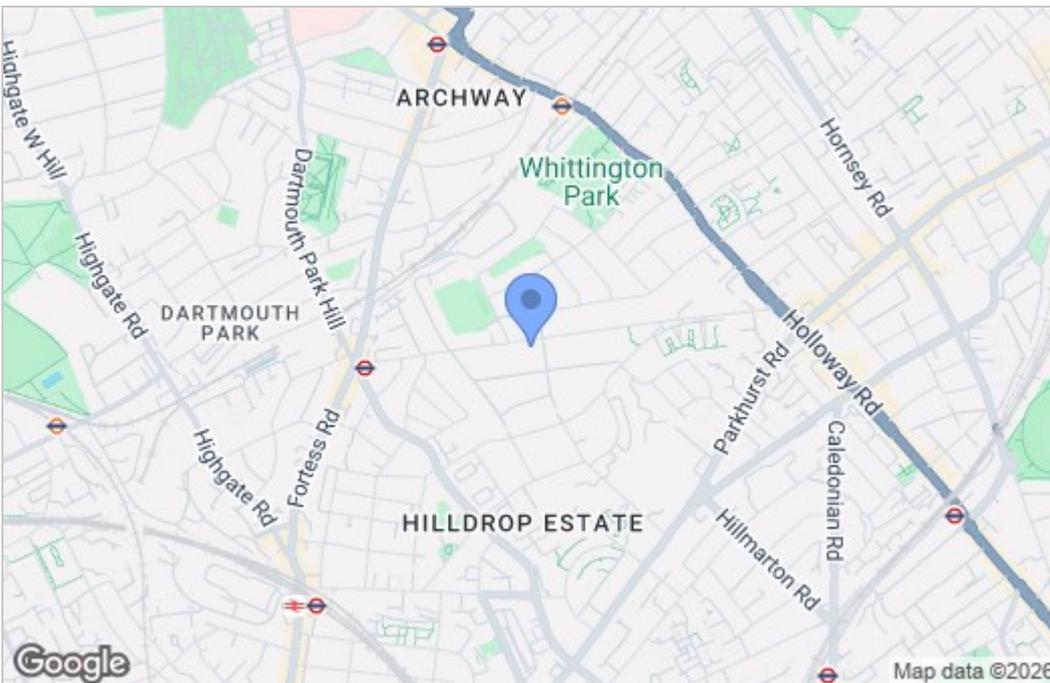
**TUFNELL PARK ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 724 SQ FT - 67.26 SQ M



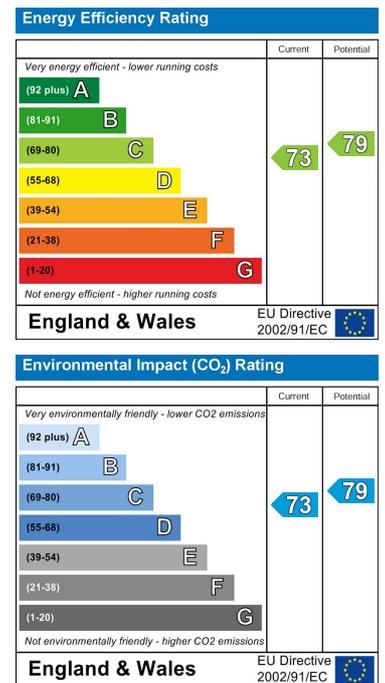
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# Area Map



# Energy Efficiency Graph



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