

# MATTHEW JAMES

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Fortess Road, London, NW5 2HG

**Asking Price £399,950**

A bright and airy one double bedroom flat situated on the second floor of a period conversion, very conveniently located between Tufnell Park and Kentish Town's high streets, with their range of shops, cafes, restaurants and transport links, including two Northern Line Underground Stations, an Overground Station and a number of bus routes, with Parliament Hill Fields and the wide open spaces of Hampstead Heath beyond being a short walk away. This flat features a lounge with open plan kitchen, modern bathroom and a double bedroom. Share of Freehold.

## Second Floor Entrance

Accessed via a communal hallway and staircase.

## Entrance Lobby

Features include stripped and varnished wooden flooring, entryphone system and pendant light fitting.

## Lounge



A light lounge with stripped and varnished wooden flooring, double sash windows to the front of the building, storage cupboards, two radiators and pendant light fitting. Open to.....

## Open Plan Kitchen



White wall and base units with stainless steel fittings and dark worksurfaces incorporating a stainless steel sink, drainer and mixer tap, fan assisted oven and grill with four ring gas hob and extractor canopy above. Other features include stripped and varnished wooden flooring, Vaillant boiler and space for a freestanding fridge/freezer and washing machine.

## Double Bedroom



A bright double bedroom with stripped and varnished wooden flooring, sash windows to the rear of the building, wardrobes, pendant light fitting and radiator.

## Bathroom



A white suite with chrome fittings comprising of a panel enclosed bath with overhead rose shower fitting, low flush W.C, pedestal wash basin, wall mounted chrome towel rail, two mirrored cabinets. fully tiled walls and flooring.

## Exterior



## Additional Information

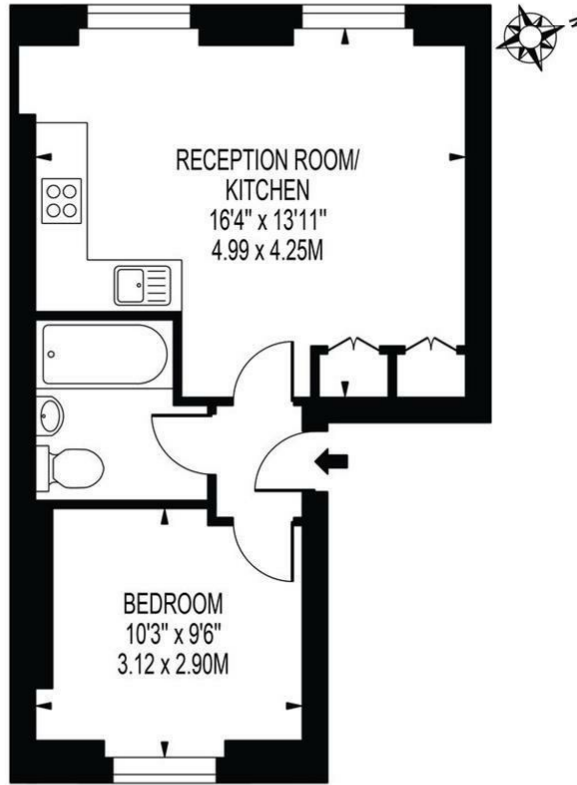
Camden Council tax band: C

Share of Leasehold

Owners Maintenance Fund Currently £150pm

# Floor Plan

**FORTRESS ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 360 SQ FT - 33.46 SQ M

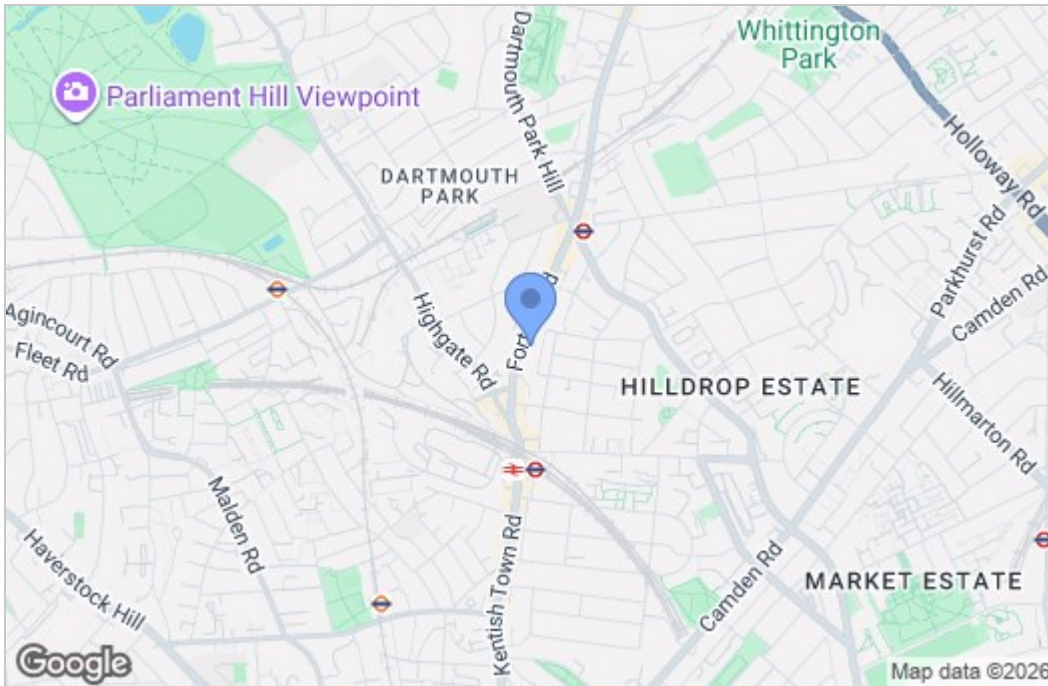


## SECOND FLOOR

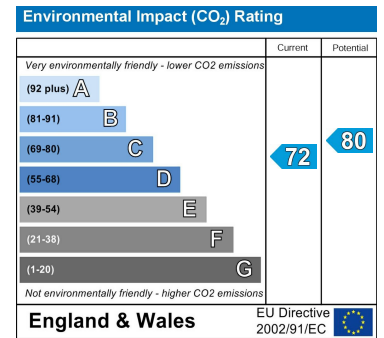
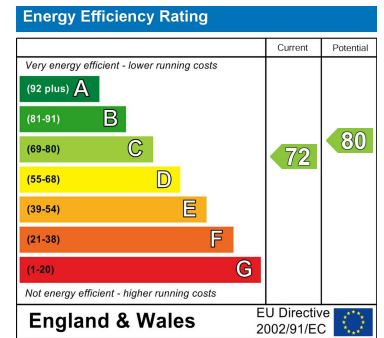
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# Area Map



# Energy Efficiency Graph



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