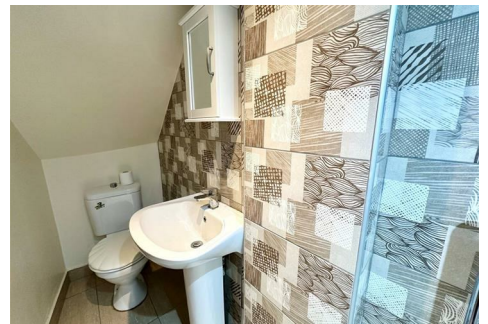


MATTHEW JAMES

Residential Sales • Lettings • Management



Beverbrook Road, Tufnell Park, N19 4QH

£1,950 Per Calendar Month

A lower ground floor one double bedroom unfurnished garden flat covering 563 Sq.Ft. (52.3 Sq.M.) of internal floor space and benefitting from its own private entrance with a newly fitted bathroom and kitchen. Located on a quiet tree lined road in Tufnell Parks conservation area and within a short walk of Tufnell Park's great selection of independent shops, coffee houses, bars and restaurants. Northern Line and bus routes into town are close by. Offered Unfurnished and with the benefit of Council Tax and Water Rates included within the rent. Available Now. No Dogs Please.

Lower Ground Floor Entrance

Hallway

.carpet, small storage cupboard.

Living Room



This lovely bright room has triple bay sash windows overlooking the front, spotlights on track and laminate wood flooring.

Kitchen



This newly fitted kitchen is located to the back of the flat and with direct access onto the rear communal garden. A range of wall and base units with rolled top work surfaces, stainless steel sink and drainer unit with mixer tap, gas cooker, washer / dryer, tall fridge freezer, 'Vaillant' gas central heating boiler, window overlooking the garden, spot lights.

Shower Room / W.C.



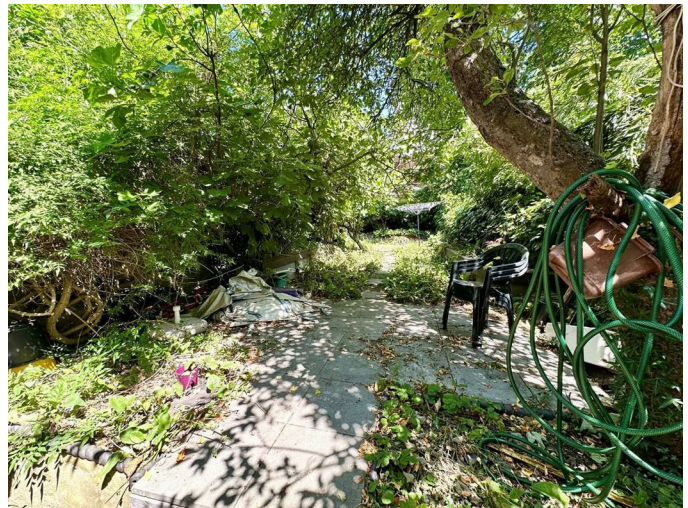
Newly fitted shower room with walk in shower cubicle and wall mounted adjustable shower head, pedestal wash hand basin and low flush W C Finished in ceramic floor and wall tiles.

Double Bedroom



Located to the rear of the building with laminate wood flooring.

Garden



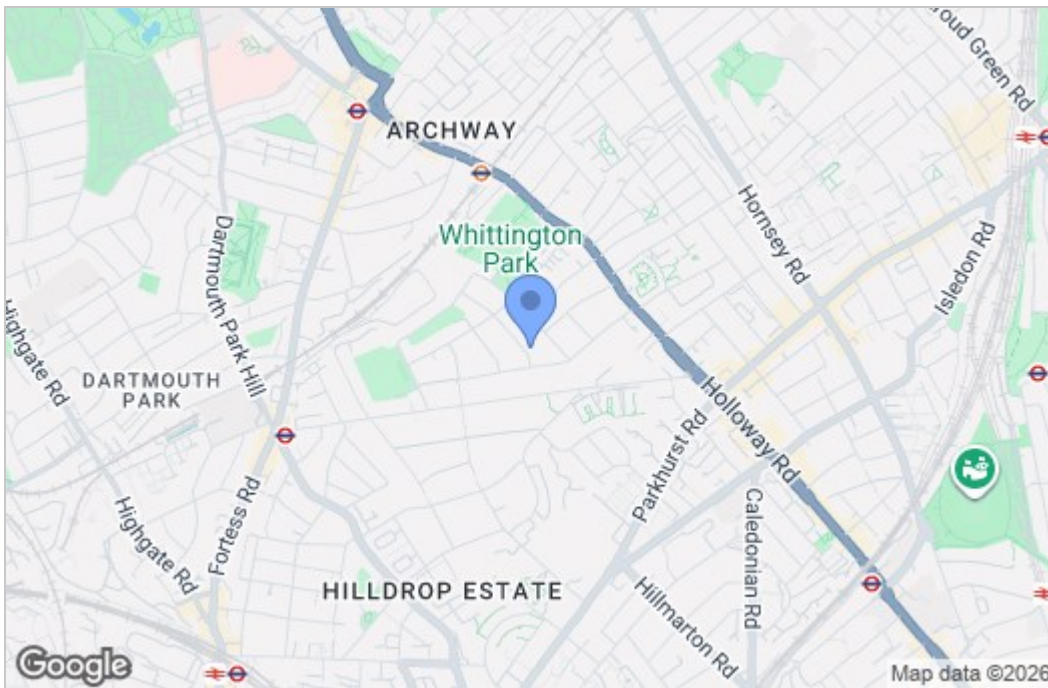
Shared use of garden mainly laid to lawn.

Additional Information

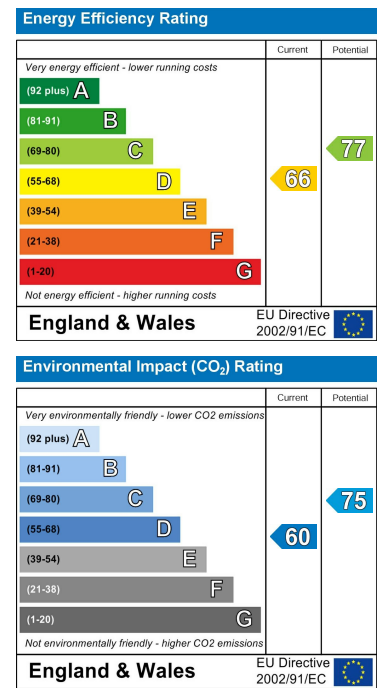
Council Tax and Water Rates Inclusive
Holding Deposit Equivalent Of 1 Weeks Rent i.e. £450
Full Deposit Equivalent Of 5 Weeks Rent i.e. £2250 (inc Holding Deposit)

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.