



## Brecknock Road

London N19 5AD

**£2,950 Per Calendar Month**

We are delighted to offer this beautifully presented, bright and spacious two double bedroom apartment that has been significantly improved by the owner and benefits from wooden floors, private garden and an excellent location moments from the cafe's, deli's and transport links of Tufnell Park.

Accommodation briefly comprises: E/hall with large storage cupboard and door to a very bright and generous reception with wooden floors, high ceilings and large bay window fitted with New England shutters, double bedroom with aspect to the garden and large fitted wardrobe, lovely fitted and tiled bathroom with vanity storage, fitted modern kitchen with range of units and integrated appliances including new dishwasher, hallway to master bedroom peacefully positioned to the rear of the building with views over the garden and direct access provided by French doors. The garden includes a good size patio area that would be ideal for dining, a raised lawn area and side gate allowing easy access for bicycle storage.

Brecknock Road enjoys a great location only moments from the multitude of amenities that Tufnell Park and Kentish Town have to offer with the leisure opportunities of the Heath only a short stroll. Easy access to the City and West End is provided by the Northern Line, Thameslink and local buses all of which are close at hand.

Available 6th March

- Beautiful apartment
- Two double bedrooms
- Private garden
- Wooden floors
- Bright and spacious
- In excellent condition throughout
- Deposit 5 weeks rent
- Long term let
- Council Tax Band D
- Available 6th March

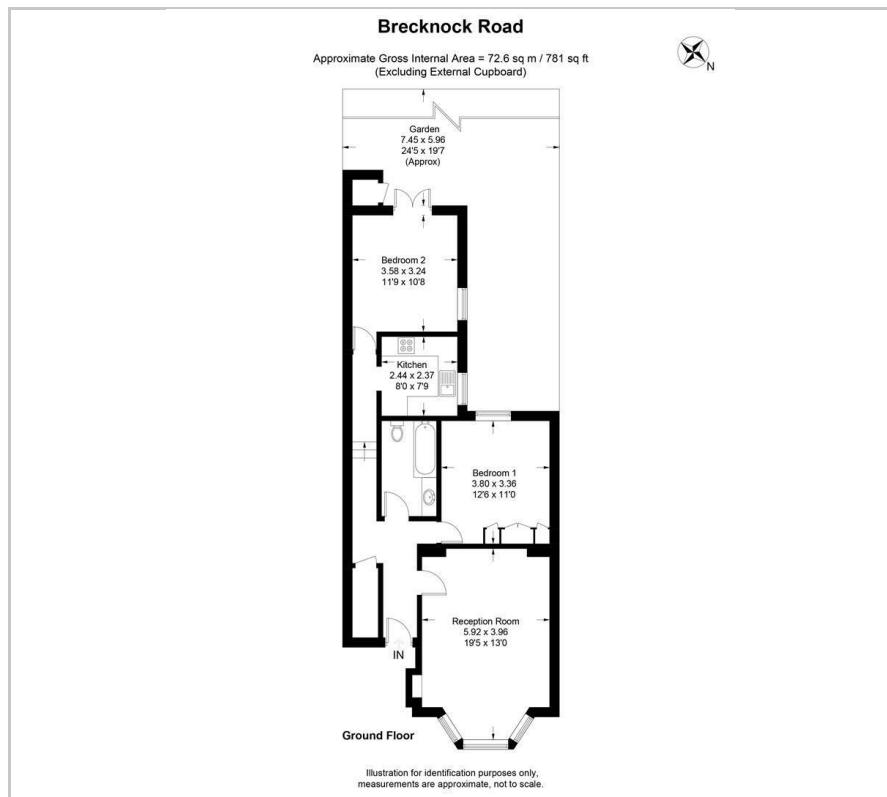
## Viewing

Please contact our Kentish Town Lettings Office on 0207 482 4488

if you wish to arrange a viewing appointment for this property or require further information



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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