

MATTHEW JAMES

Residential Sales • Lettings • Management



Trecastle Way, London, N7 0EL

£3,500 Per Calendar Month

No HMO Licence. A beautiful 3 bedroom, 2 reception house built in the modernist architectural style of the 1970's and arranged over three floors with a full width kitchen and morning room, a further living room and a split level south west facing garden accessed through opening double glazed sliding panel doors.

Offered in superb condition, fully glazed throughout. Available from 31st August. Unfortunately, this property does not hold an HMO Licence, therefore, it is only suitable for either a family unit, a couple, two single people, or a single occupant. Unfurnished.

Entrance Hallway

A large walk in cupboard with hanging rail, further storage cupboard and finished in sanded parquet flooring.

Guest Cloakroom

W.C , wash hand basin, finished in sanded parquet flooring.

Kitchen Morning Room



This wonderful room boasts a well designed kitchen with breakfast bar, dining area with fitted bench seating and further lounge space as well as a good sized utility room. Full width wall and roof glazing give this south west facing room an abundance of natural light with the added benefit of sliding and folding panel doors opening directly onto a decked patio. Sanded parquet flooring throughout.

Kitchen Area



A range of fitted wall and base units finished in matt white with wood surfaced breakfast bar and white preparation surfaces. Appliances include a brushed stainless steel dishwasher, two integrated ovens and four ring gas hob, resin mould sink with 'swan neck' tap. Finished in white ceramic 'brick' splash back tiling and parquet flooring.

Utility Room

Large freestanding tall fridge freezer, washing machine and perimeter fitted shelving.

First Floor

Reception



An 'L' shaped room with a fully working wood burner, twin casement windows and wood flooring. This flexible space is currently divided into a lounge area and a home office.

Bedroom Three



Fitted wardrobes and casement window. Carpeted.

Top Floor

Bedroom Two



A fitted cupboard, casement window and wood flooring.

Bedroom One



A lovely master bedroom offering two large fitted wardrobes, fitted dressing table and large casement windows.

Bathroom/W.C



A white suite comprising of a panel enclosed bath with 'swan neck' mixer tap and wall mounted adjustable 'power shower' with screen, pedestal wash hand basin and low flush w.c. Further benefits include a large inset wall mirror, white ceramic wall tiling, wood floor and obscured casement window.

Garden



A south west facing rear garden with low level wooden decked patio directly off of the morning

room offering a secluded seating area with perimeter oak sleepers and steps up to a raised central lawn with shrub and rose beds and a storage shed to the rear.

Front Elevation



Located within Tufnell Park is one of two curved roads of terraced houses with overhanging second and third floors designed by architect Michael Gold and built in 1973 as part of the modernist movement.

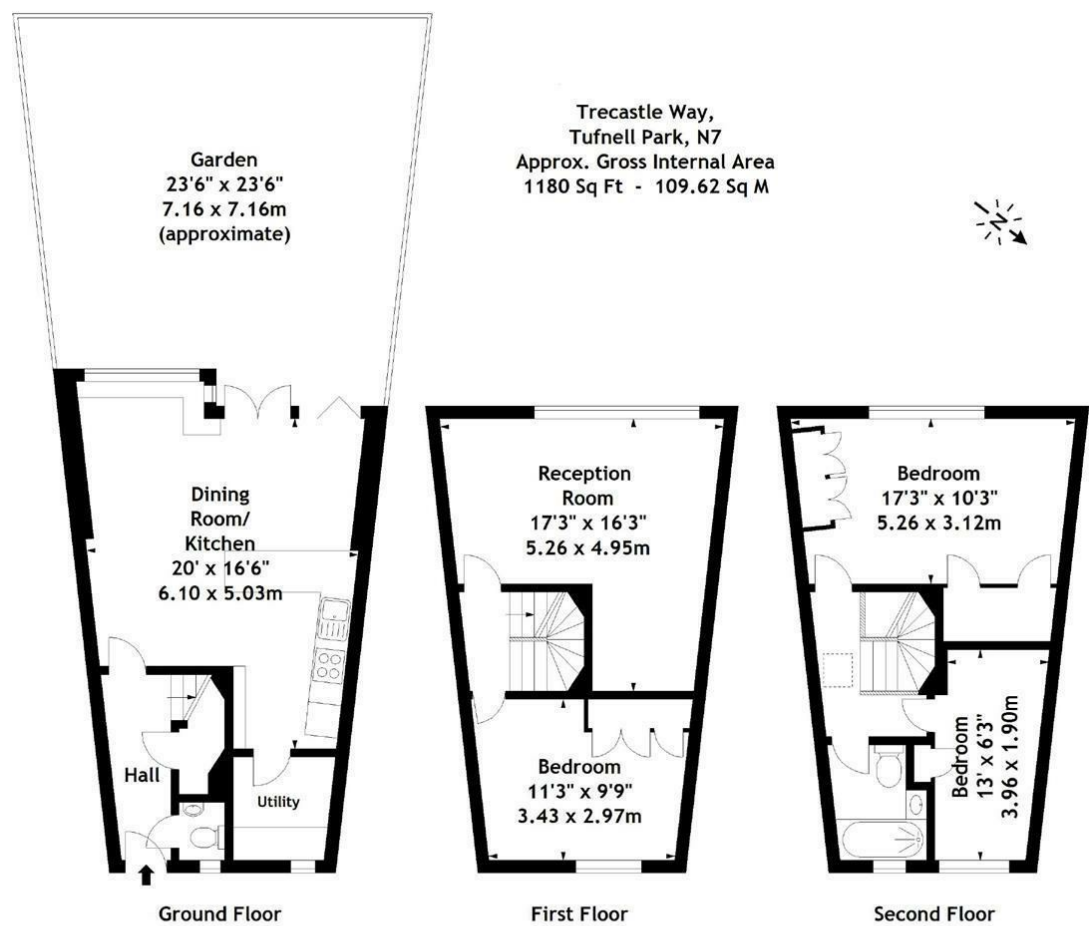
Additional Information

Total Deposit - 5 weeks rent ie. £807 x 5 = £4,035

Islington Council Tax Band E

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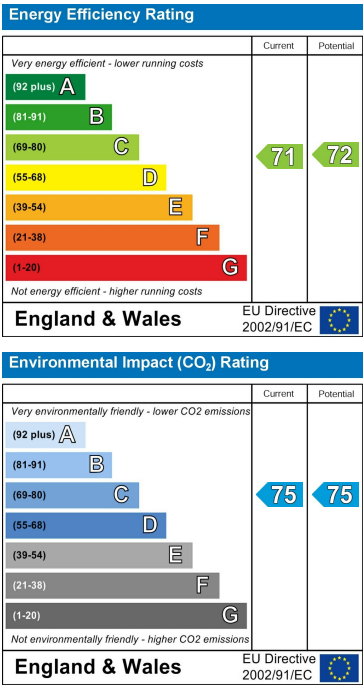
Floor Plan



Area Map



Energy Efficiency Graph



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