

Cathcart Hill, N19

MOVELI





## Cathcart Hill, N19

**\*\*\*NEWLY REFURBISHED FLAT\*\*\***Spacious 3-bed flat on Cathcart Hill, Tufnell Park, set on the lower ground of a period conversion. Features include private patio, large reception, en suite, separate office/walk-in wardrobe, and access to a shared

- Available to Move in NOW
- Unfurnished (Although may consider part furnished)
- Council Tax Band E Islington £2,459 per annum
- Newly refurbished
- Spacious lower ground flat 1114 sq ft
- Three large double bedrooms and two bathrooms
- Wood floors
- Family sized kitchen with dishwasher, Fridge Freezer, Gas cooker and Washing Machine

Spacious Three-Bedroom Garden Flat on Sought-After Cathcart Hill, Tufnell Park

This exceptional three-bedroom apartment is situated on the lower ground floor of an attractive period conversion on the leafy and desirable Cathcart Hill in Tufnell Park. Offering over 1,000 sq ft of well-configured living space, the flat blends period charm with spacious interiors and excellent potential for modernisation.

Property Highlights

Three generously sized double bedrooms

Private entrance with smart, understated façade

Bright and spacious reception room with large bay window and wood flooring

Fully fitted kitchen with breakfast bar and ample storage (Kitchen has been updated)

One en suite shower room and an additional main bathroom (Retiled with new appliances)

Dedicated office/walk-in wardrobe space

Private decked patio area





- worktops. This space presents a fantastic opportunity for modernisation and adding value. A spacious adjoining room is currently used as a walk-in wardrobe but would serve equally well as a home office or study.

To the front, the generously proportioned reception room is flooded with natural light from the large double-glazed bay window and retains charming wooden flooring.

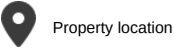
Outdoor Space: One of the rear bedrooms opens directly onto a private, decked patio—perfect for outdoor dining or quiet relaxation. Residents also have access to a communal garden located on the upper level, which is currently underused.

Location: Cathcart Hill is a peaceful residential street ideally located for the amenities of Tufnell Park and the wider Kentish Town area. Tufnell Park Underground Station (Northern Line) is within easy reach, along with excellent local schools, green open spaces, and a vibrant mix of independent shops, cafes, and eateries.



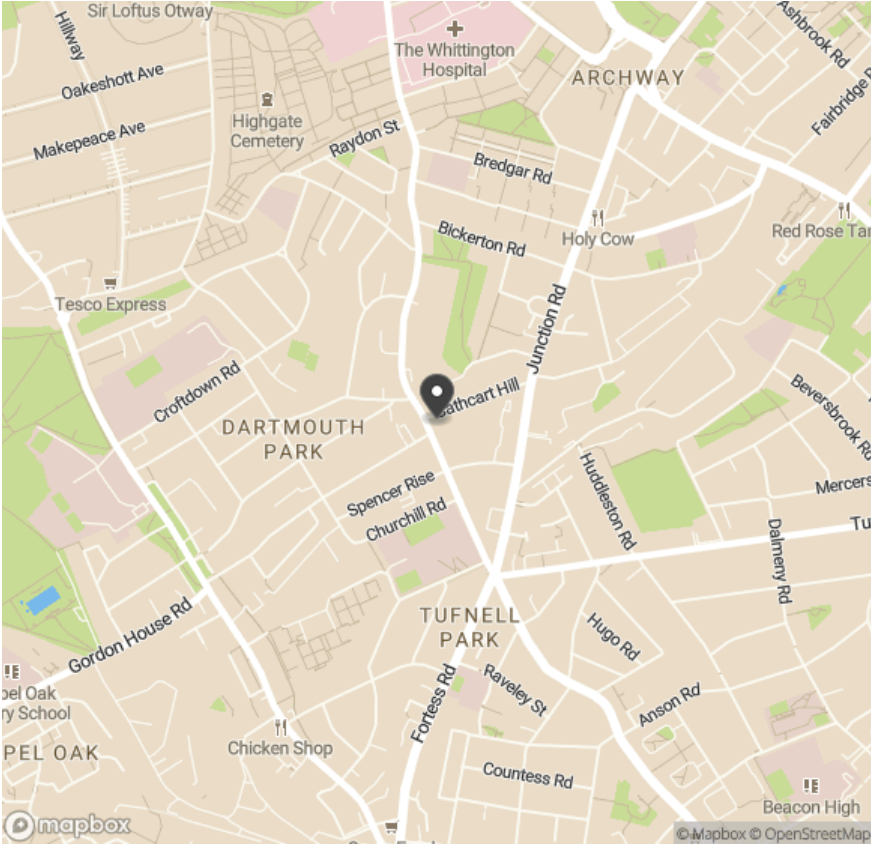


LOCATION



ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: 75  
Potential: 80



FLOOR PLAN

1133 sq ft (105 sq m)

16 Cathcart Hill  
Approximate Gross Internal Area = 1114 sq ft / 103.52 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be resold upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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