

# MATTHEW JAMES

Residential Sales • Lettings • Management



Southside 32 Carleton Road, Tufnell Park, N7 0QH

**£1,900 Per Calendar Month**

We offer to let a lovely one double bedroom first floor purpose built flat forming part of this attractive low rise corner building approximately 10 minutes walk from both Kentish Town and Tufnell Park underground stations. Set within this popular environmental zone the property is also close to Camden Road which offers a quick bus ride into the heart of bustling Camden Town. Available from 04th June. Furnished

## First Floor

Accessed through a communal hallway and staircase

## Entrance Hall

Entry phone, large storage cupboard, laminate wood flooring.

## Lounge



Laminate wood flooring, picture rail, casement window to front.

## Kitchen



Wall and floor cupboards, stainless steel sink and drainer unit, fridge freezer, washing machine, dishwasher, electric hob and oven, casement window to rear.

## Double Bedroom



Laminate wood flooring, picture rail, large wardrobe space, casement window to rear.

## Bathroom / W.C.



White suite including panel enclosed bath with wall mounted shower attachment, ceramic pedestal wash basin, low level WC, partly tiled, opaque casement window to rear.

## Exterior



## Additional Information

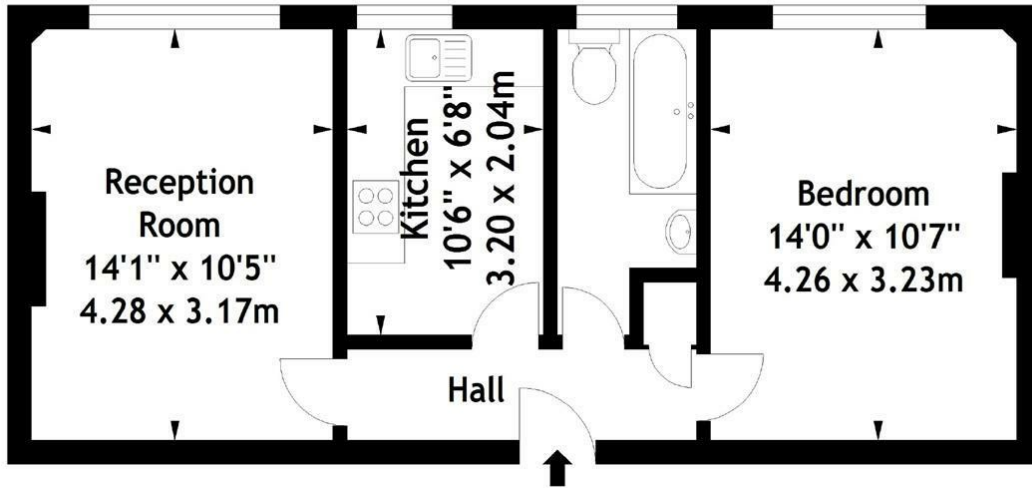
Islington Council Tax Band C

Holding Deposit - Equivalent To 1 Weeks Rent eg. £438

Full Deposit - Equivalent To 5 Weeks Rent eg. £2,190 (to include holding deposit)

Floor Plan

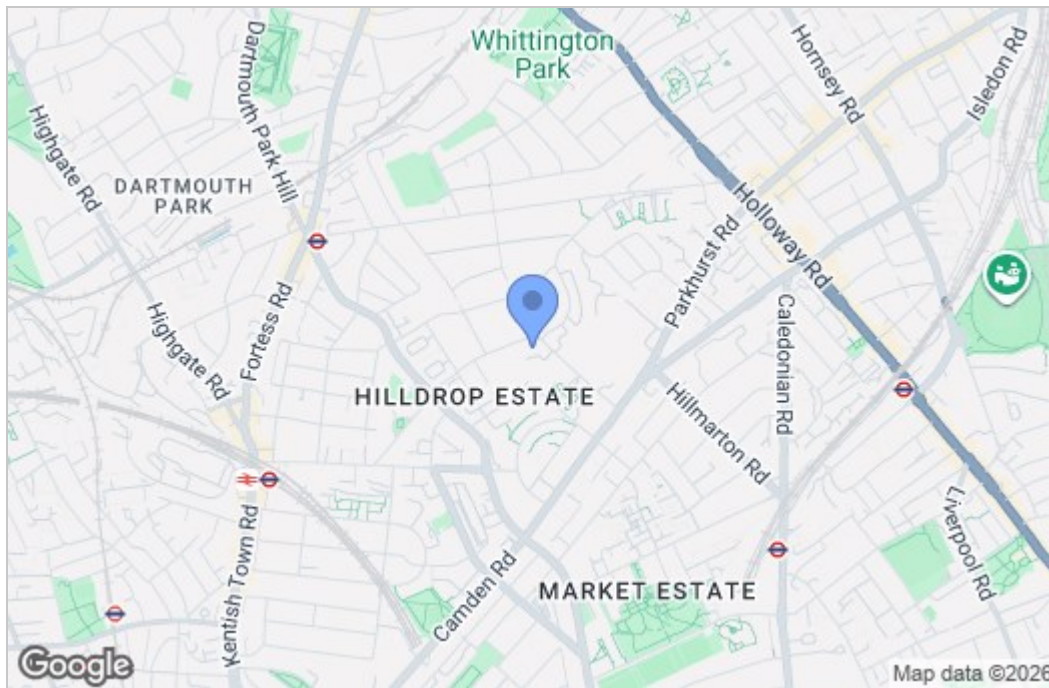
Dalmeny Avenue,  
 Southside, N7  
 Approx. Gross Internal Area  
 477 Sq Ft - 44.31 Sq M



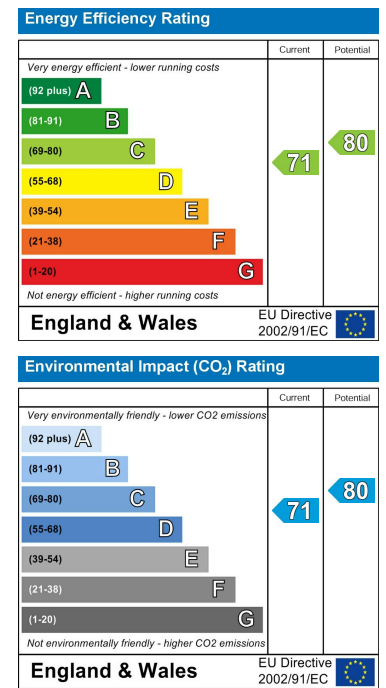
First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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Area Map



Energy Efficiency Graph



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