

MATTHEW JAMES

Residential Sales • Lettings • Management



Littlefield Close, London, N19 5UD

£2,500 Per Month

A bright and spacious purpose built 2 bed maisonette arranged over two floors. This flat has it's own private entrance on the ground floor, accessed through the front garden and features two double bedrooms, a light lounge, large eat-in kitchen., modern shower room and private patioed courtyard rear garden. Very conveniently located within moments of the local shops, restaurants, amenities and transport links of Tufnell Park, including Tufnell Park Northern Line Underground Station and a number of bus routes giving access to Central London and beyond. The flat is also well placed for access to Parliament Hill Fields. This flat is available from 4th August. Furnished.

Ground Floor Entrance

Front door is accessed through a gated private front garden.

Hallway

Features include wooden flooring, convenient storage alcove, spotlights in pods and stairs to upper level.

Lounge



A generous, bright reception room with wooden flooring, inset spotlights, radiator, TV and media points with double glazed windows and door giving access to a private patioed courtyard to the rear of the building.

Kitchen



A large, light kitchen with plenty of space for a table and chairs, comprising of wood effect wall and base units with stainless steel fittings and dark granite effect worksurfaces, incorporating a stainless steel sink/drainage and mixer tap, a fan assisted oven with four ring gas hob and extractor canopy above, a freestanding fridge/freezer, washing machine, a large walk-in storage cupboard, inset spotlights, tiled flooring and splashbacks and double glazed casement windows overlooking the private garden at the front of the building.

Stairs To Upper Level

Carpeted.

Upper Landing

Wood effect laminate flooring

Bedroom One



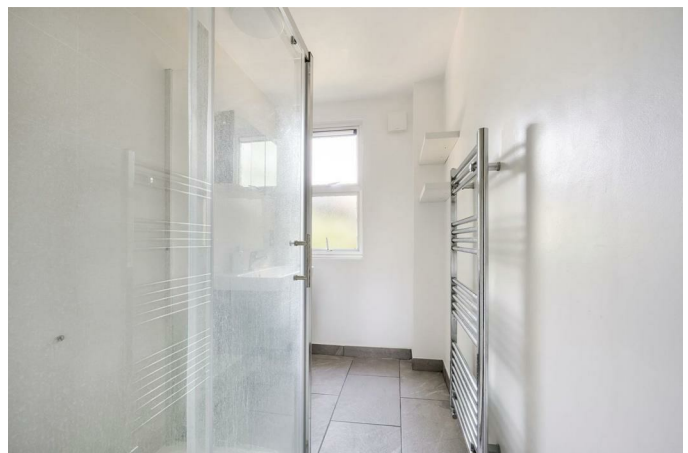
A good sized double bedroom with wood effect laminate flooring, built-in wardrobe, double glazed casement windows overlooking the courtyard garden to the rear of the building and radiator.

Bedroom Two



Another generous double bedroom with wood effect laminate flooring, built-in wardrobe, double glazed casement windows overlooking the front garden and radiator.

Shower Room



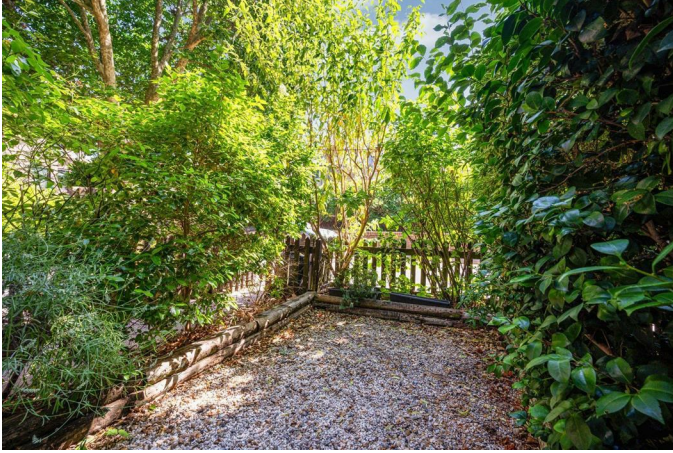
A modern bathroom comprising of a large tiled shower cubicle with wall mounted shower fitting and glass shower screens, a wall mounted washbasin set into the top of a storage unit, tiled flooring and part tiled walls, frosted casement windows to the front of the building and wall mounted chrome heated towel rail.

Separate W.C

Comprising of a low flush W.C with hidden cistern, wall mounted wash basin, slim frosted double glazed casement window to the side of the building and tiled flooring.

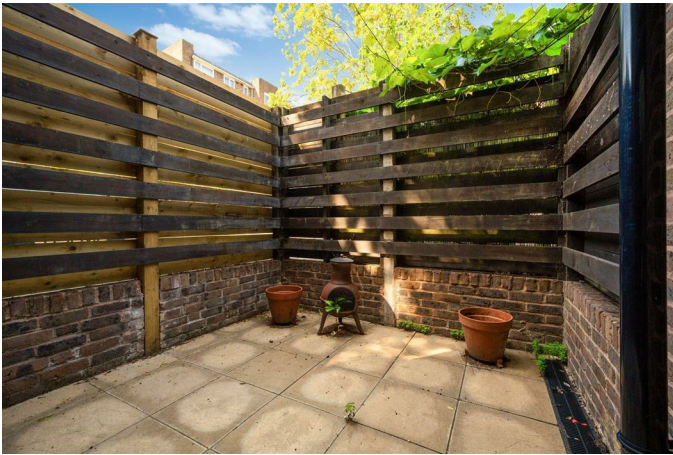
Holding Deposit - 1 weeks agreed rent eg.
Full Deposit - 5 weeks of agreed rent
Islington Council Tax Band D
Available from 25th July
Furnished

Front Garden



Gated easterly facing private garden with a central shingled area and mature borders.

Rear Courtyard



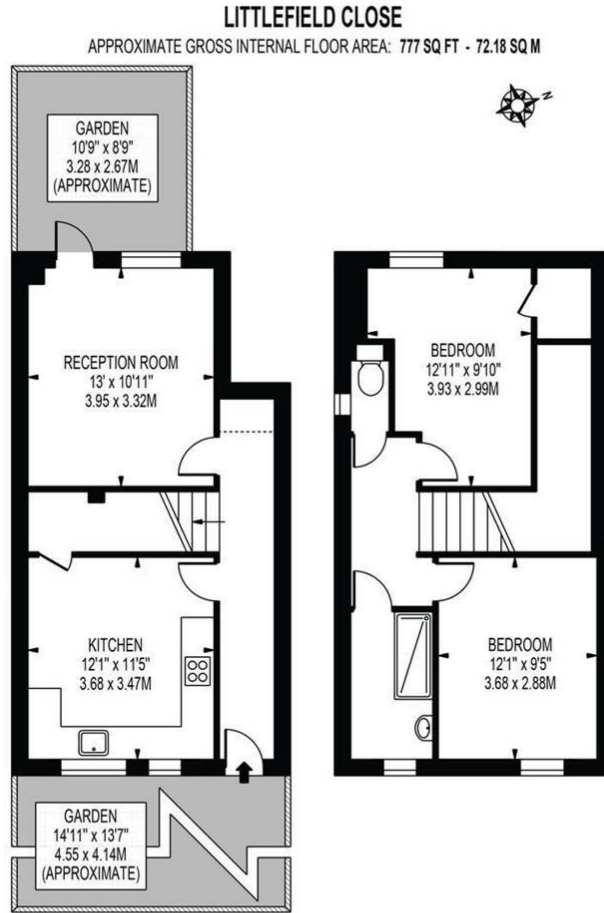
An enclosed westerly facing fully patioed courtyard garden.

Exterior



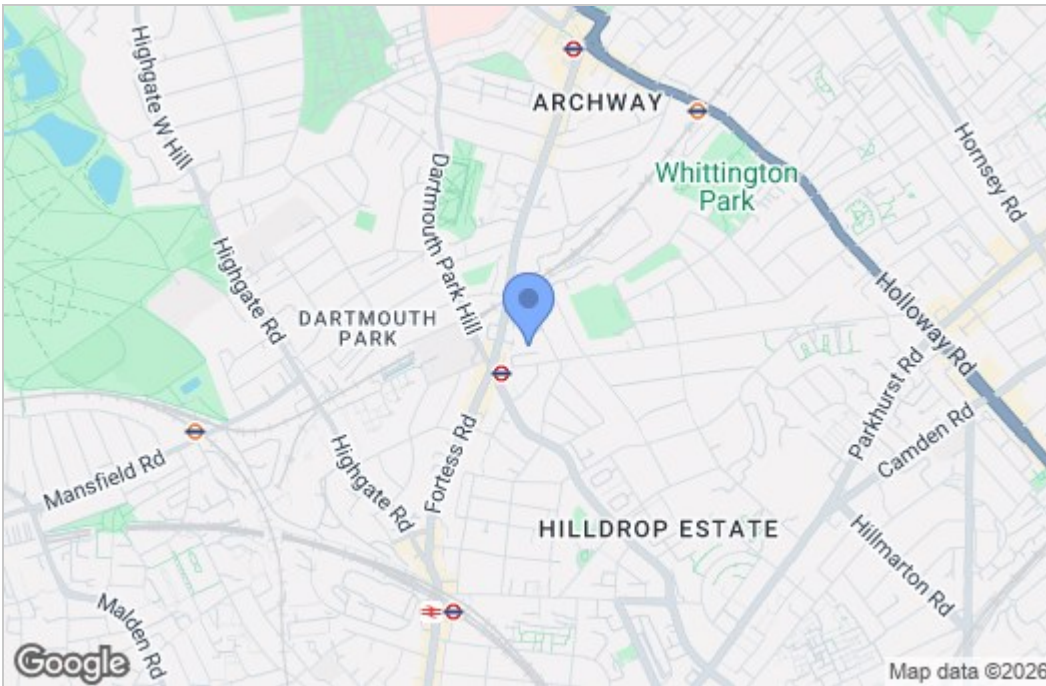
Additional Information

Floor Plan

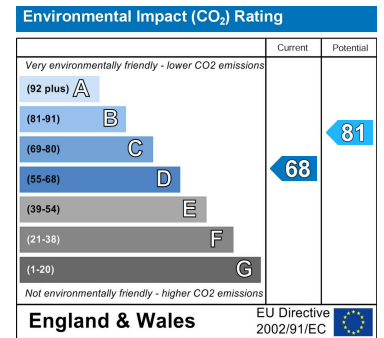
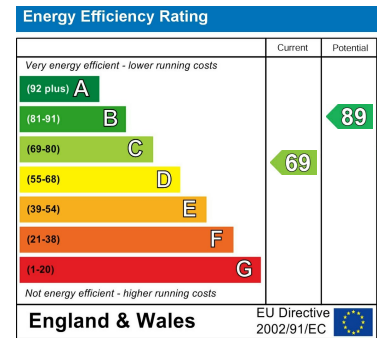


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Area Map



Energy Efficiency Graph



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