

# MATTHEW JAMES

Residential Sales • Lettings • Management



Ward Road, Tufnell Park, N19 5EG

**Asking Price £449,950**

A two bedroom flat on the second floor of a private purpose built block.

The property is offered for sale chain free and would benefit from updating and redecoration. Noteworthy features include a large, bright lounge, two good sized bedrooms, share of freehold and secure parking in an underground car park.

## Second Floor

### Hallway

Entry phone, laminate wood flooring.

### Reception



Laminate wood flooring, double glazed windows to front

### Kitchen



Range of modern fitted wall and base units with integrated oven and 4 ring gas hob and overhead extractor canopy, washing machine, fridge/freezer and dishwasher. Double glazed windows to rear.

### Bedroom One



Laminate wood flooring, double glazed windows to front.

## Bedroom Two



Laminate wood flooring, double glazed windows to rear.

### Bathroom



White suite comprising of a low level WC, wash basin and a panel enclosed bath with wall mounted shower, double glazed window to rear.

### Additional Information

Allocated Parking Space In Secure Car Park

Share of Freehold

Islington Council Tax Band C

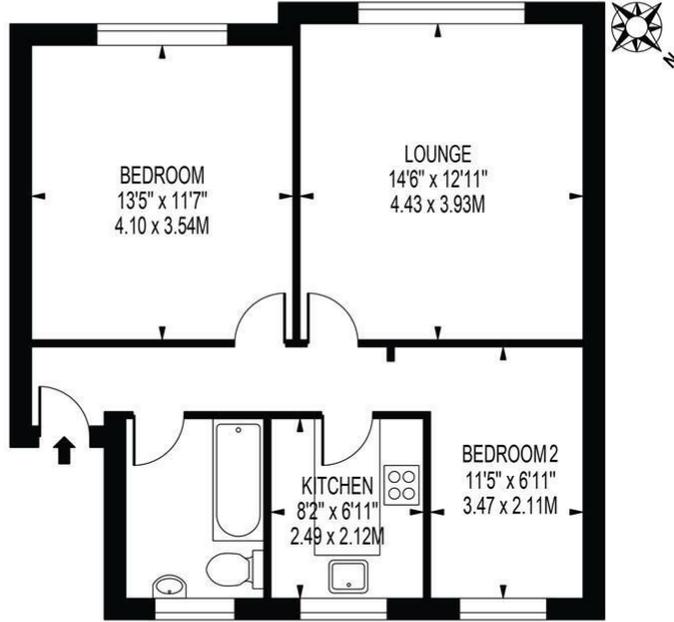
EPC Rating C

Chain Free

# Floor Plan

## TAIT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 609 SQ FT - 56.58 SQ M

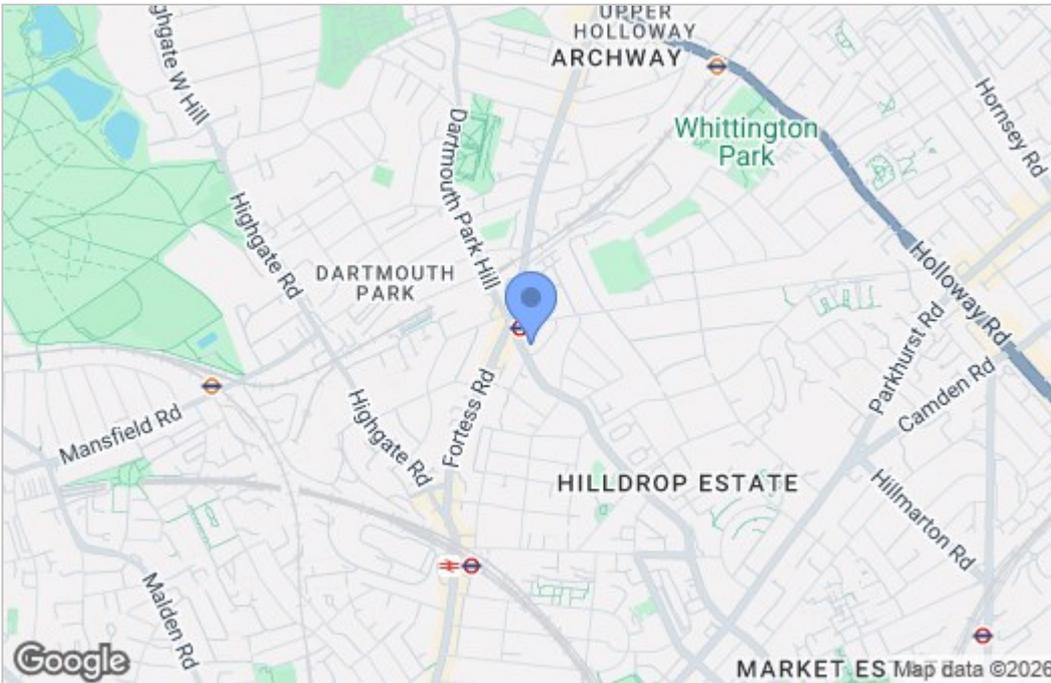


### SECOND FLOOR

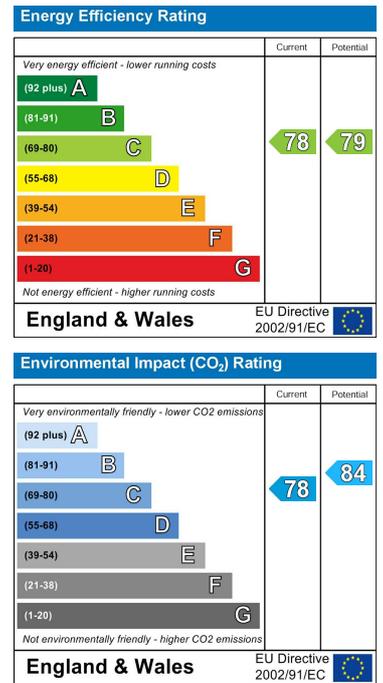
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# Area Map



# Energy Efficiency Graph



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