MATTHEW JAMES

Residential Sales • Lettings • Management









Carleton Road, Tufnell Park, N7 0QH

£1,800 Per Calendar Month

A one double bedroom purpose built flat on the first floor of this pretty private block. The property benefits from a bright living room, kitchen breakfast room, bathroom and a large bedroom. Located within Tufnell Parks conservation area this lovely flat offers a quiet location within walking distance of the independent shops and cafes along Tufnell Parks high street as well as good transport networks into town. Offered Furnished. Available 6th October.

First Floor Entrance

Hallway
Entryphone, built in storage.

Living Room




This bright room has double glazed casement windows looking out onto private communal gardens and offers media points and perimeter picture rail.

Kitchen/Breakfast Room



A range of modern wall and base units finished in high gloss white with light grey preparation surfaces. Appliances include an oven with four ring gas hob, freestanding fridge freezer and washing machine. Finished in grey splash back wall tiling.

Bathroom / W.C.



White suite comprising of a panel enclosed bath with handheld shower attachment and wall mounted electric shower, pedestal wash hand basin and w.c. Finished in ceramic wall and floor tiling.

Bedroom



This excellent sized room has fitted shelving and looks out to the rear onto communal gardens.

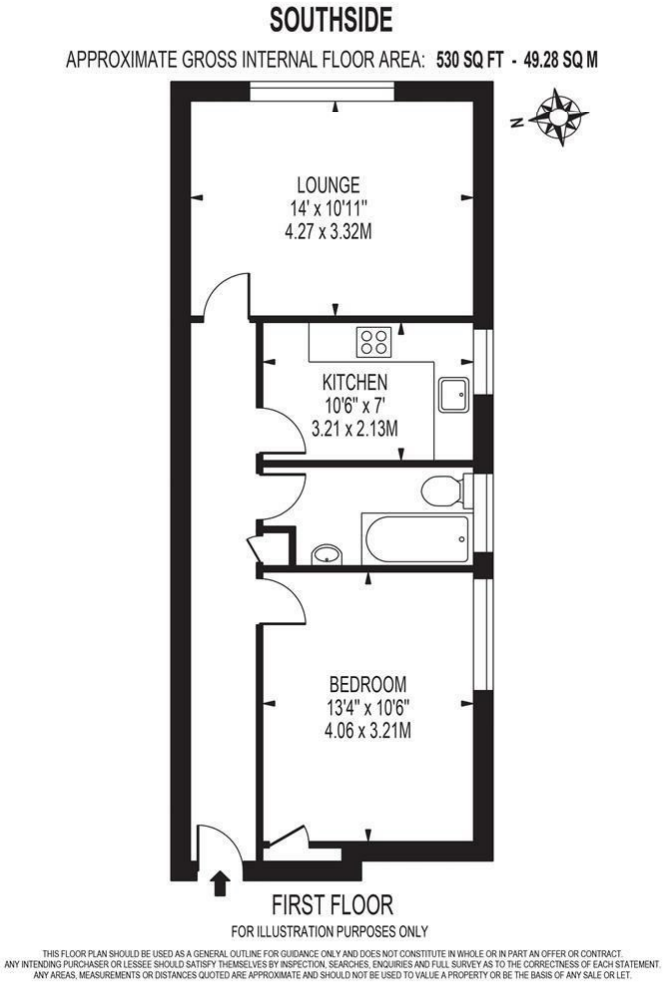
Communal Gardens



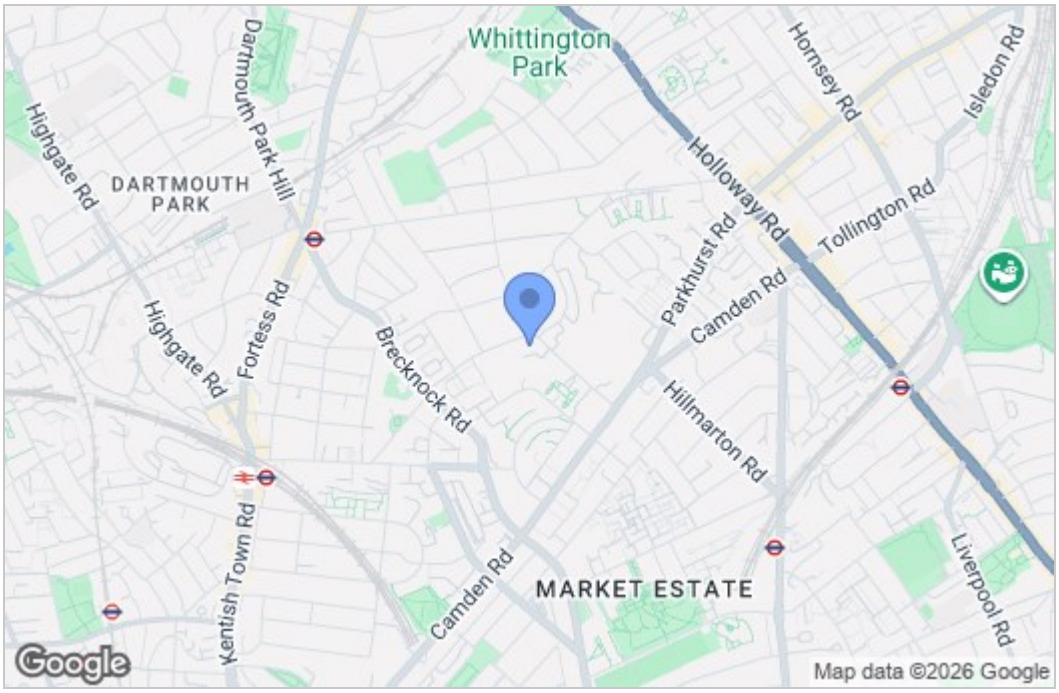
Well maintained communal gardens wrap around the building with lawned gardens to the rear.

Additional Information
Holding Deposit : Equivalent to 1 weeks rent eg : £415.38
Full Deposit eg : 5 weeks rent eg. 5 x £415.38 = £2,076.90
Islington Council Tax Band : C

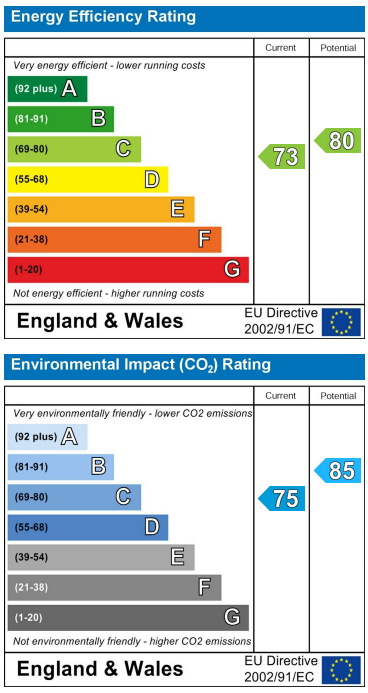
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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