

# MATTHEW JAMES

Residential Sales • Lettings • Management



Brecknock Road, Tufnell Park, N19 5BD

**Asking Price £550,000**

A stylish and contemporary two double bedroom third floor flat forming part of the Brecknock Road Estate, offering a bright open plan living and entertainment space with interlinking lounge, dining area and kitchen, a luxury bathroom, a good sized south-west facing balcony with space for a small table and chairs and a large central courtyard with landscaped communal gardens. The property is located well for the independent shops, cafes and restaurants of Tufnell Park, as well as being within a short walk of the many amenities offered on Parliament Hill Fields with the wide open spaces of Hampstead Heath beyond. Offered Chain Free.

## Third Floor

### Entrance Hall

Newly installed front door fully fire compliant with triple lock security, engineered oak wood floor hallway, entryphone.

### Lounge



A bright and spacious room with an engineered oak wood floor, 'floating' bookshelves, double glazed windows to side aspect, community fibre internet connection. A door leads directly onto the balcony. Leading onto....

### Dining Area



Connecting the lounge area to the kitchen is this lovely dining space area with additional space for a window seat, engineered wood flooring, a double glazed window and large storage cupboard. Offering ample space for a table and leading through to.....

## Kitchen



A modern well fitted kitchen with high gloss white wall and base units and oiled wood worktops, incorporating a single ceramic sink with mixer tap, stainless steel gas hob and electric oven with overhead extractor canopy, integrated dishwasher, large fridge freezer and a double glazed window.

### Bedroom One



Fitted carpet, double glazed windows overlooking central courtyard.

### Bedroom Two



Fitted carpet, double glazed windows overlooking central courtyard.

## Luxury Bathroom



A beautiful bathroom with integrated laundry offering a white suite comprising of a panel enclosed bath with mixer tap, fitted overhead deluge shower with additional hand held shower attachment, wash hand basin with mixer tap and low flush w.c Finished in ceramic wall and floor tiling with an opaque double glazed window and a cupboard plumbed for a washing machine and dryer.

## Balcony



A bright south westerly aspect with a walled perimeter and with space for a small table and chairs.

## Central Communal Gardens



A large and impressive central courtyard with a mixture of hard and soft landscaping with mature planting and seating areas and a childrens playground.

## Additional Information



Designed by the respected modernist architect ECP Monson who was responsible for designing Islington Town Hall.

All original Crittall windows replaced with steel fronted double glazed units designed to reflect the originals.

Transport: the 390 stop is 1 minute from the property, with direct access to Kings Cross and then on to Victoria. Kentish Town Thameslink (same walking distance as to Tufnell Park tube) facilitating easy access down to Gatwick.

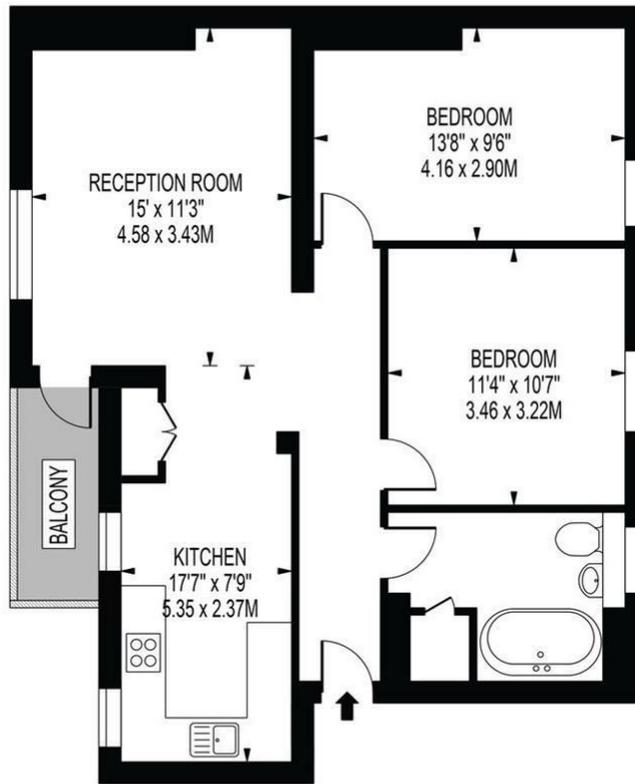
Leasehold - 87 Years Remaining.

Service Charges - £2950 Per Annum.

# Floor Plan

## POTTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 728 SQ FT - 67.64 SQ M

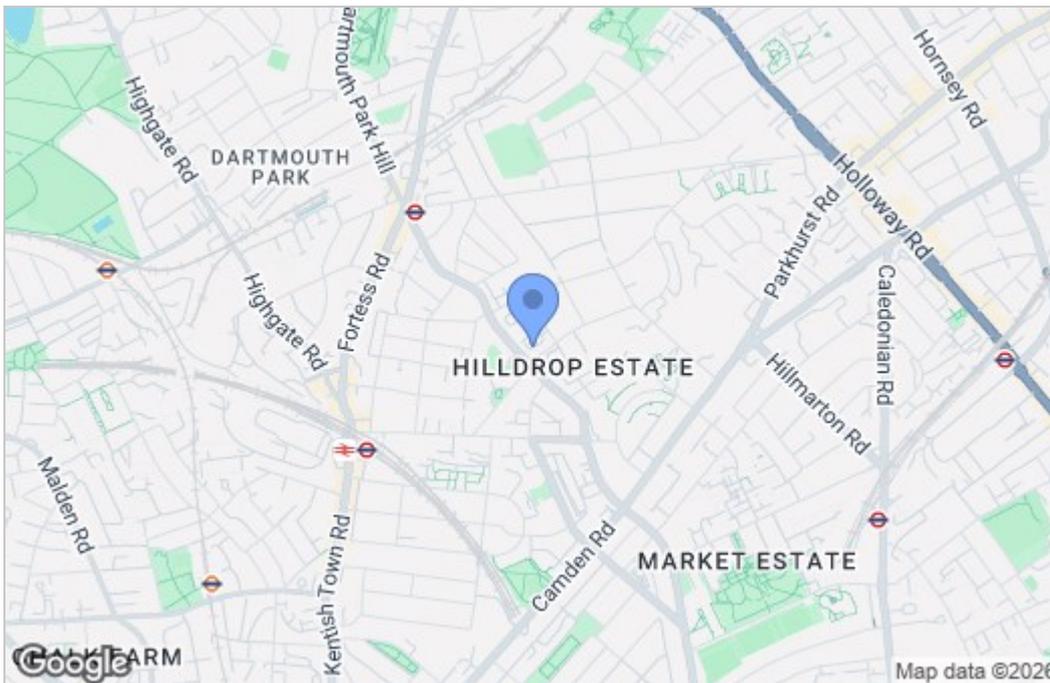


### THIRD FLOOR

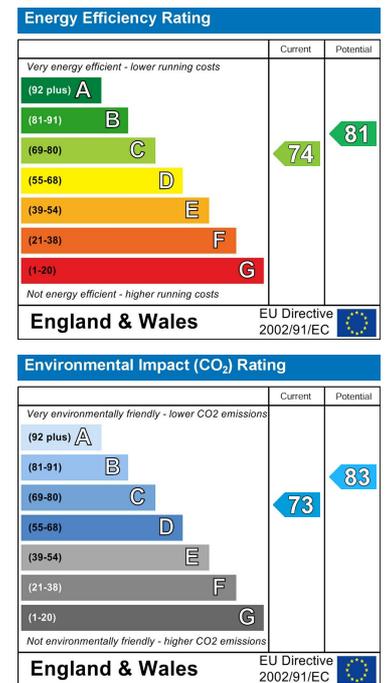
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# Area Map



# Energy Efficiency Graph



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