

FOR SALE

Brecknock Road, N7

OIEO £500,000

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW5 2JU Tel: 0207 284 1222 Email: hello@oliverstown.com



1 Bedroom



Kitchen



1 Reception



1 Bathroom



Yes



Permit Parking

Brecknock Road, N7

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A beautifully appointed one-bedroom garden apartment occupying the lower ground floor of a charming semi-detached Victorian conversion. A particularly rare feature for a one-bedroom property in N7, the apartment enjoys direct access to its own private garden. The accommodation comprises a generous double bedroom, a well-appointed separate fitted kitchen with doors opening straight onto the garden, and stylish interiors throughout following a thoughtful refurbishment by the current owners. The property is well laid out and ideal for buyers seeking a turnkey home with private outdoor space. Ideally positioned between Kentish Town and Tufnell Park stations as well as the many bus routes along nearby Camden Road, the apartment benefits from excellent transport connections alongside a strong and buzzing local neighbourhood feel, with an array of independent shops, cafés and everyday amenities close by. This is a must-see which tick all the right boxes. feel, with an array of independent shops, cafés and everyday amenities close by.





Brecknock Road, Tufnell Park N7

Approximate Gross Internal Area = 49.7sq m / 534sq ft



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Brecknock Road, Tufnell Park, N7

Total Gross Internal Area = 49.7 sq m / 534 sq ft

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



**Certified
Property
Measurer**



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1 Bedroom

Lease Remaining- 98 years



Leasehold



1 Bathroom

Service Charge- £1,328



London Borough of Islington



1 Reception

Ground Rent- £10



Council Tax Band



Yes

Council Tax - £1,788



EPC Band



Permit Parking



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