

# MATTHEW JAMES

Residential Sales • Lettings • Management



Upper Flat, 26 Mercers Road, Tufnell Park, N19 4PJ

**£3,250 Per Calendar Month**

A beautiful two double bedroom upper floors flat with private entrance arranged over 1200 sq.ft. of internal floor space. The flat benefits from a spacious lounge, dining/breakfast room, kitchen, shower room/w.c. and utility room. Located in Tufnell Parks conservation area the property is within walking distance of the independent shops, cafes and restaurants on the high street as well as it's Northern Line tube station. A short journey west takes you to Parliament Hill Fields with it's array of amenities including a dedicated running track, tennis courts, lido and weekend market all of which lead onto the wide open spaces of Hampstead Heath. Unfortunately this property does not hold an HMO licence. Available from 08th August. Furnished.

## Private Ground Floor Entrance

Entrance Hall  
Wide hallway.

## First Floor

### Living Room



This spacious room has a cast iron decorative fireplace and overlooks the rear garden.

### Dining/Breakfast Room



An excellent sized room with ample space for dining and also ideally suited as a breakfast morning room.

### Kitchen



A good range of wall and base units finished in high gloss white with dark rolled top work surface. Appliances include an oven with four ring hob and overhead extractor, dishwasher and tall freestanding fridge/freezer.

## Utility Room / W.C.



Washing machine with dryer, wash hand basin, w.c.

Half Landing  
Fitted cupboard.

## Bedroom Two



Double bedroom located to the rear.

## Shower Room / W.C.



Shower cubicle, wash hand basin set into vanity unit, lit wall mounted mirror, chrome heated towel rail, w.c. Finished in light grey wall and floor tiling.

## Top Floor

## Principle Bedroom



A large bedroom with pretty decorative cast iron fireplace, fitted shelving and deep eaved storage.

### Additional Information

Holding Deposit - 1 weeks agreed rent

Full Deposit - 5 weeks of agreed rent

EPC Rating D

Available from 08th August

Furnished

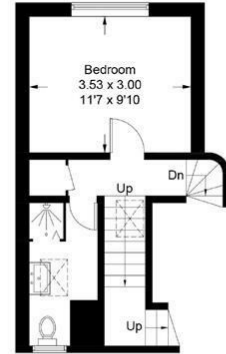
# Floor Plan

## Mercers Road, N19

Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft  
(Excluding Void)

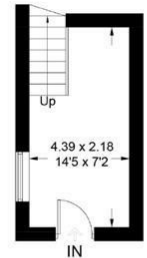


= Reduced headroom below 1.5m / 5'0"



Second Floor

First Floor  
Half Landing



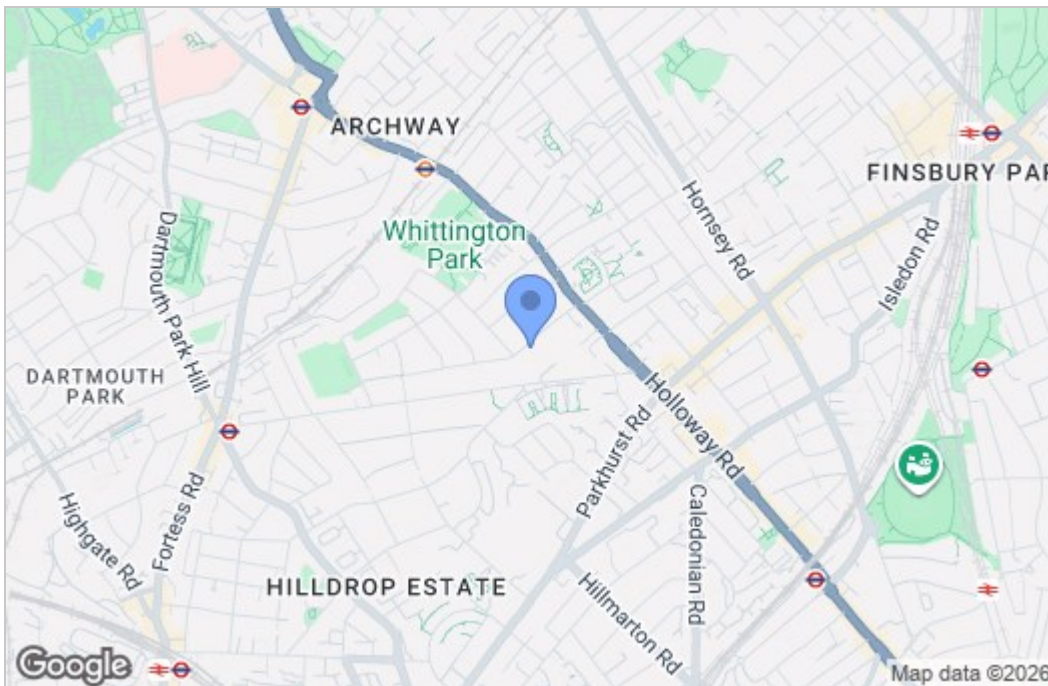
Ground Floor



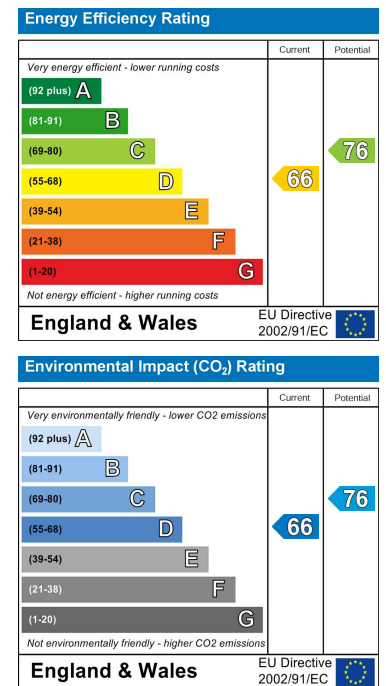
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID696076)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.