

# MATTHEW JAMES

Residential Sales • Lettings • Management



Tufnell Park Road, Tufnell Park, N7 0PU

**£2,200 Per Calendar Month**

A large and bright one double bedroom raised ground floor conversion with south facing rear garden. Original features include high ceilings, tall sash windows, picture rails and an impressive marble feature fireplace in the lounge. Located midway along Tufnell Park Road and with Tufnell Park Playing Fields, Budgens local food store and the Tufnell Park Tavern all on the doorstep! Offered Unfurnished. Available 13th September.

TENANTS WITH A CAT ARE CONSIDERED BUT NO DOGS.

**Raised Ground Floor Entrance**  
Wide entrance hall with under stairs storage.

### Lounge



This impressive lounge offers a high ceiling, large triple bay sash windows and a marble feature fireplace. Plenty of room for a dining area as well !

### Kitchen



A range of wall and base cupboards finished in gloss white with light rolled top work surfaces. Appliances include a washing machine, fridge, freezer and an oven with 4 ring gas hob. Door leading to rear garden.

### Double Bedroom



Located to the rear of the property is this large bedroom with built in wardrobes and storage cupboards. Offering a high ceiling and large sash window which overlooks the rear garden.

### Bathroom/W.C.



A white suite comprising of a panel enclosed bath with wall mounted adjustable shower, pedestal wash hand basin and W.C.

### Garden

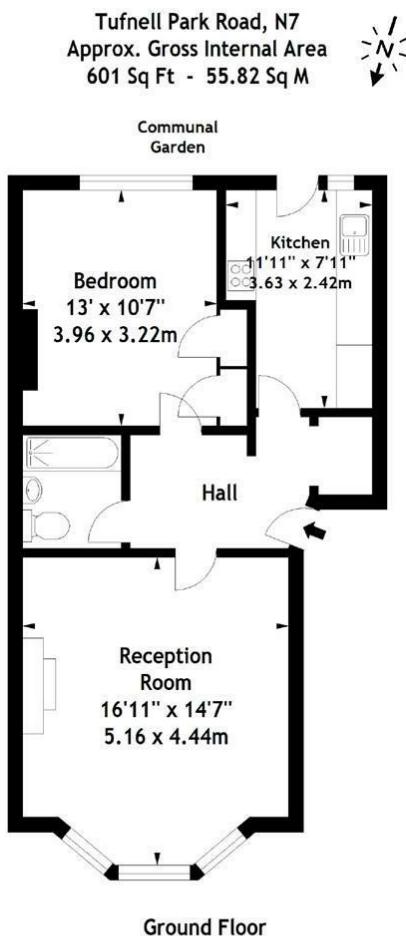


A large south facing rear garden (shared with one other flat).

### Additional Information

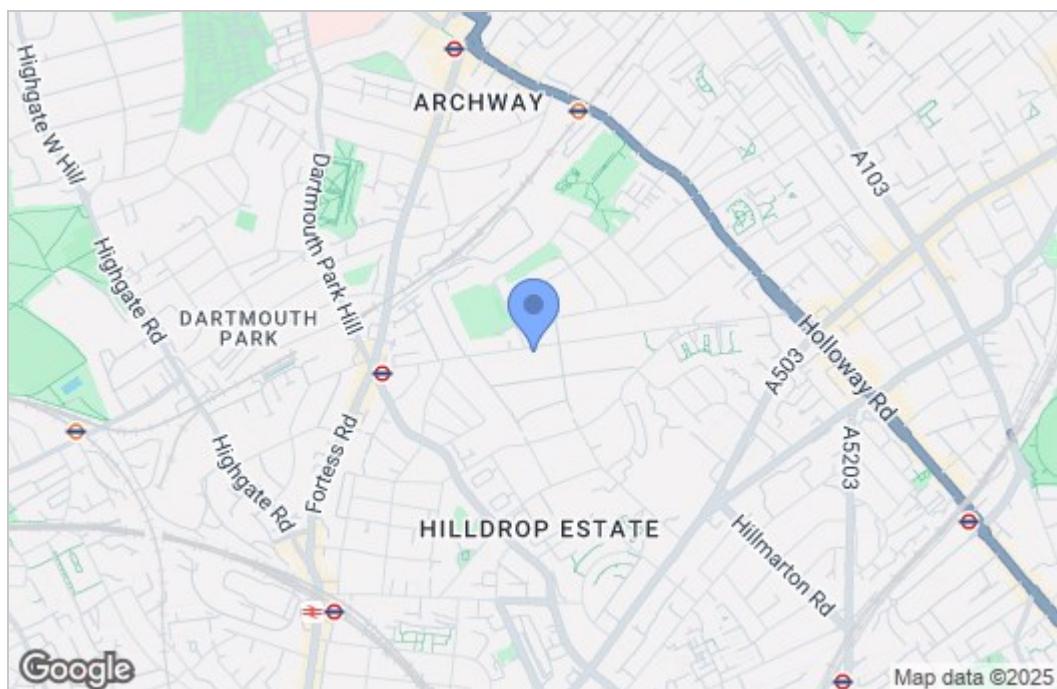
Minimum tenancy 12 months  
Islington Council Tax Band D  
Holding deposit required 1 weeks rent (£507)  
Full deposit required 5 weeks rent (£2,535)

## Floor Plan



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.  
This floor plan is for illustrative purposes only and is not to scale.  
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## Area Map



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## Energy Efficiency Graph

