MATTHEW JAMES

Residential Sales • Lettings • Management









Ward Road, Tufnell Park, N19 5EG

£2,400 Per Month

A bright and spacious two bedroom first floor flat set within a small gated private block featuring a generously sized living room, modern kitchen and bathroom, communal gardens. Located close to Tufnell Parks high street which offers a lovely selection of independent shops including a bakery, fishmongers, butchers, and numerous coffee shops and restaurants as well as being 2 minutes walk from Tufnell Park tube (Northern Line). A short walk west takes you to Parliament Hill Fields with a great range of amenities including a running track, lido, tennis courts and weekend farmers market which all lead onto the magnificent wide open spaces of Hampstead Heath. Available from 21st November. Unfurnished.

Ground Floor Communal Entrance
Beautifully maintained communal hallway and stairs.

First Floor Flat Entrance
Stair access.

Hallway
Video entryphone, inset spotlights, laminate wood flooring, utility cupboard which is fully plumbed for a washing machine.

Reception


A spacious, bright room with fitted carpet, windows overlooking front garden, pendant light fitting and radiator.

Kitchen



Fitted modern brilliant white wall and base units with recessed door furniture. Integrated appliances throughout including oven, microwave oven, 60/40 fridge/freezer, 4 ring hob with overhead extractor, stainless steel sink with mixer tap, black roll top work surfaces, grey splash back tiling, 'Vaillant' combination boiler, recessed halogen lighting, laminate wood flooring with window to rear.

Bedroom One



Wall to wall floor to ceiling wardrobes, window to front, carpeted, feature light fitting and radiator.

Bedroom Two



Fitted recessed double wardrobe, window to rear, carpeted, pendant light fitting and radiator.

Bathroom/WC


White suite comprising of a low level flush WC, mirror with bowl sink and mixer tap set into a low level vanity unit, panel enclosed bath with wall mounted shower. Floor to ceiling ceramic wall tiling with coloured stripe, frosted window, tiled flooring.

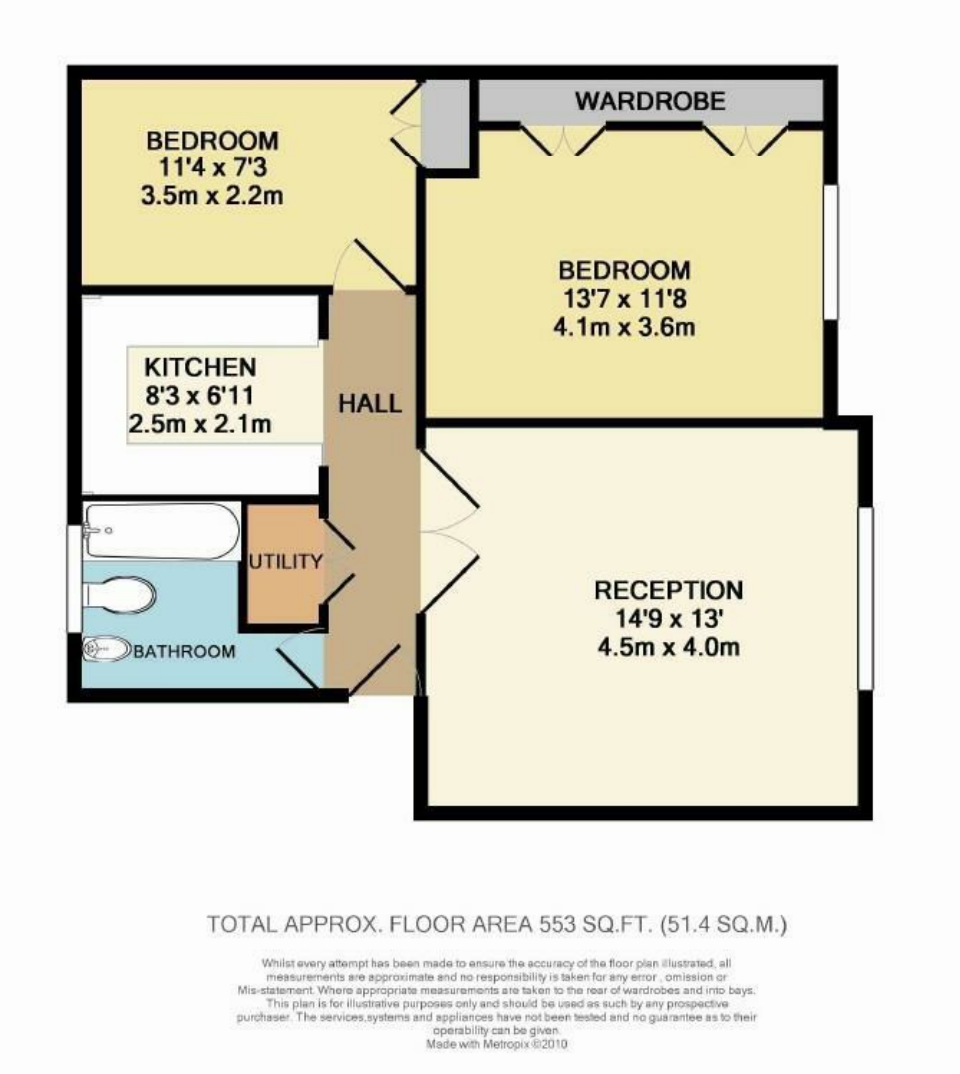
Exterior



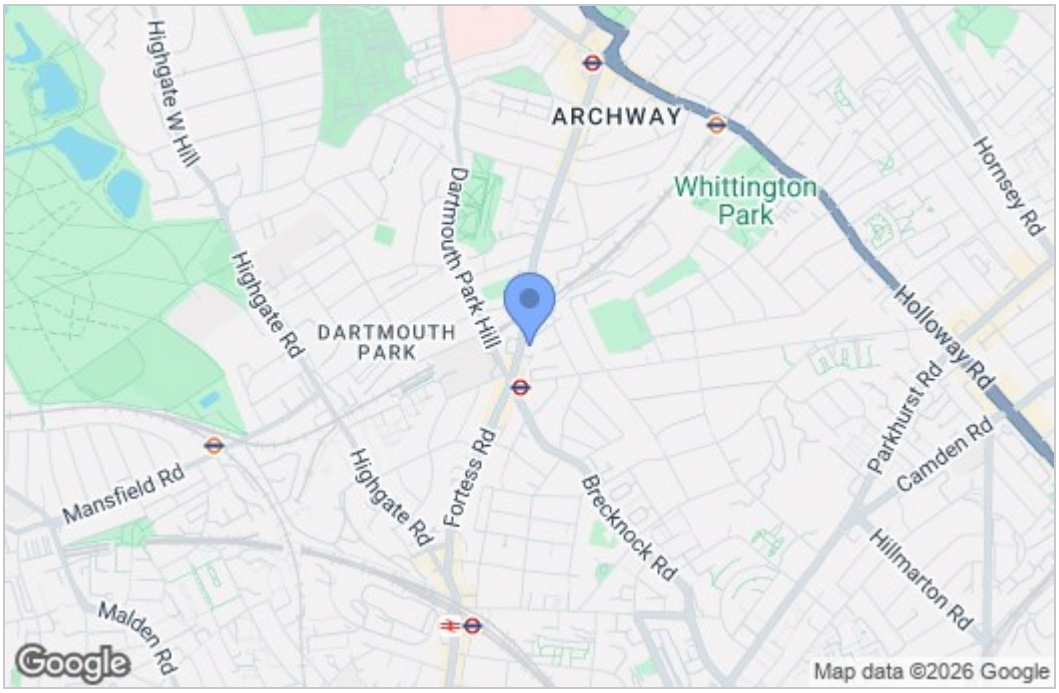
Front landscaped garden with private seating area to rear.

Additional Information
Islington Council Tax Band C
Holding Deposit Required is 1 x week rent - eg £553
Full Deposit Required is 5 x the weekly rent - eg £2,765

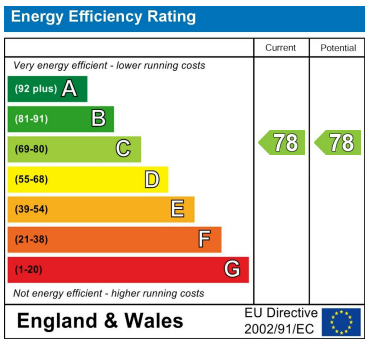
Floor Plan

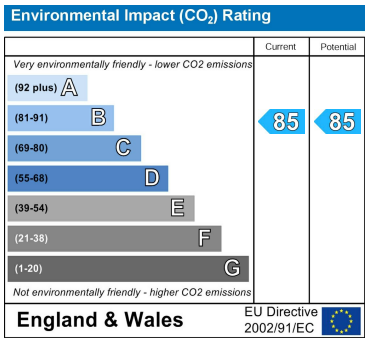


Area Map



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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