MATTHEW JAMES

Residential Sales • Lettings • Management

Brecknock Road, London, N7 0DD

Asking Price £395,000

A lovely ground floor converted flat with a private rear patio and front garden.
The flat is located on Brecknock Road close to 'Bumblebee' the health food shop and 'Salvino' the delicatessen, both mainstays of the area. Positioned well for easy access into Camden and Kings Cross, the flat offers good storage, cosy living and two garden spaces to enjoy. To be sold with no upward chain.

Ground Floor Entrance
Accessed via a communal hallway.

Hallway
A split level hallway, divided by two steps, the upper level has wood effect laminate flooring and a pendant light fitting, the lower level has laminate wood effect flooring, desk/work station area, radiator, wall mounted up lighting, shelving and a built-in storage cupboard housing a washing machine and combi boiler.

Lounge

Features include wood effect laminate flooring, sash bay windows overlooking the garden to the front of the building, high ceiling, decorative cornicing, telephone, TV and media points. Open plan kitchen....

Open Plan Kitchen

Cream and wood wall and base units with stainless steel fittings and wood worksurfaces, incorporating a stainless steel sink/drainer with mixer tap, integrated fan assisted oven/grill with four ring ceramic hob and extractor canopy above. Other features include tiled splashbacks, linoleum flooring and under counter fridge.

Double Bedroom

Double bedroom with wood effect laminate flooring, decorative cornicing, plenty of high level storage accessed via a ladder, radiator, pendant light fitting and door giving access to the private patioed area at the rear of the building.

Wet/Shower Room

White suite with chrome fittings, comprising of a wall mounted shower fitting, low flush W.C, wall mounted wash basin, wall mounted heated towel rail and fully tiled walls and flooring.

Front Garden

Adorned with shrubs and flowers, this is a lovely space to sit and enjoy the world going by.

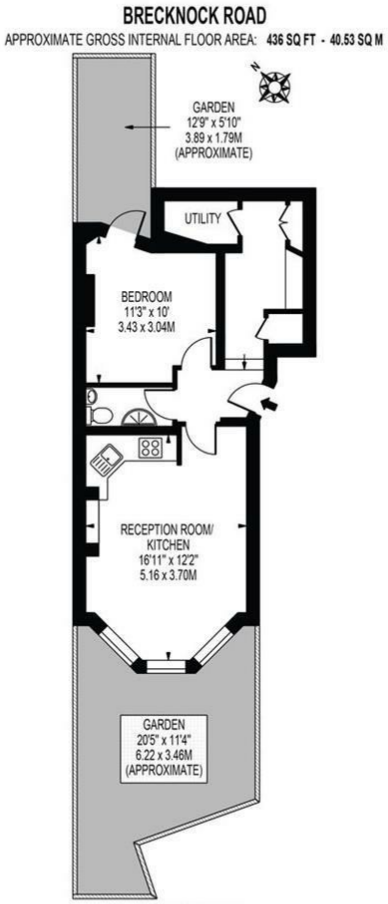
Private Rear Courtyard

Situated at the rear of the building accessed from the bedroom, with room for a table and chairs.

Additional Information

Islington Council Tax Band C
EPC Rating D
Leasehold 189 years from 25/03/1986
Ground Rent - Peppercorn
Service Charge - Ad Hoc - Third Of Costs
Insurance Cost - £386 Last Year.

Floor Plan



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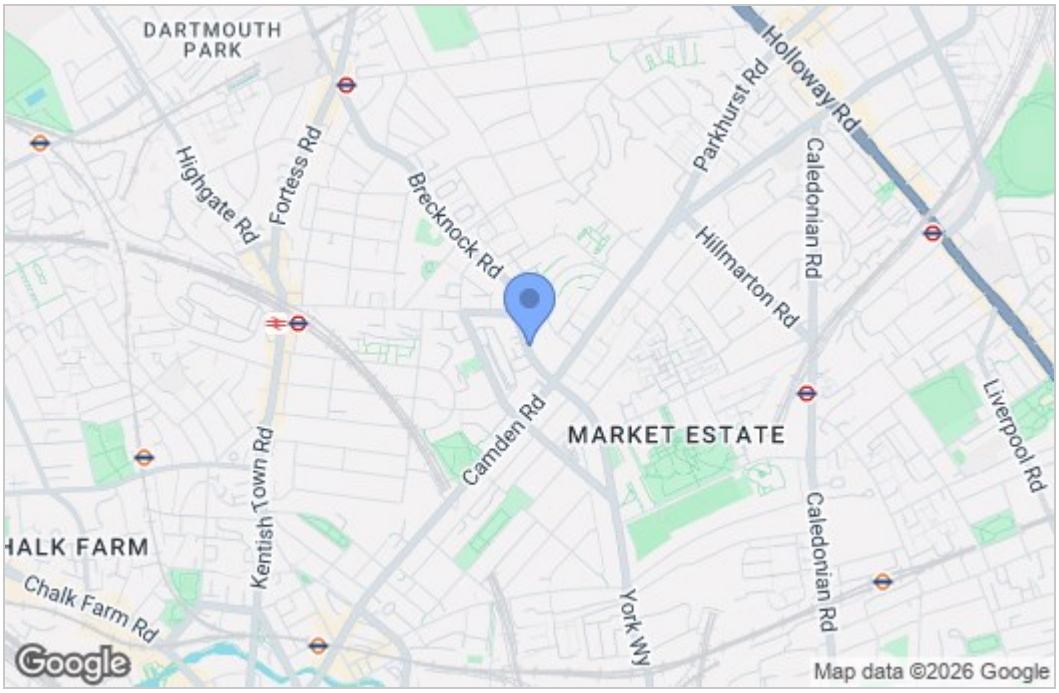
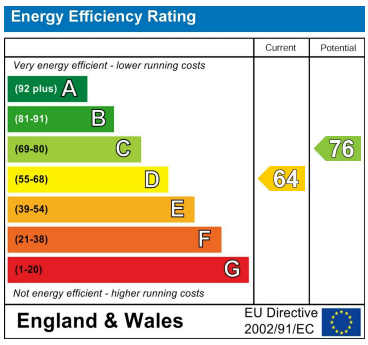
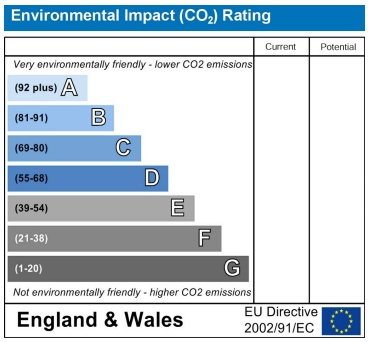
Area Map



Energy Efficiency Graph





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43- 45 Fortess Road, Kentish Town, London, NW5 1AD
Tel: 020 7284 4343 **Email:** als@matthewjames.co.uk www.matthewjames.co.uk