

# MATTHEW JAMES

Residential Sales • Lettings • Management



Hilldrop Lane, Tufnell Park, N7 0HN

**£2,000 Per Month**

A lovely two double bedroom 2nd (Top) floor flat offering a bright and spacious living room with well designed open plan kitchen and dining area, oak wood flooring with zonal underfloor heating throughout and video entry phone system. This great flat is located up a quiet lane and within a short walk of both Kentish Town tube (Northern line) and Camden Road Overground with vibrant Camden Town market beyond. Offered Furnished. Available 16th August.

## Second Floor Entrance

### Entrance Hallway

Video entry phone.

### Living Room



This impressively sized room has glazed French doors to the front allowing superb natural light. Opening to.....

### Kitchen



An extensive range of wall and base units in high gloss white finish with dark 'flecked' granite work surfaces. Integrated appliances include a tall 50/50 fridge freezer, dishwasher, washing machine, oven with four ring hob and overhead extractor canopy. Breakfast table and chairs.

## Bathroom



A white suite comprising of a panel enclosed bath with wall mounted shower and overhead rose, pedestal wash hand basin and w.c. Benefitting further from a large wall mounted inset mirror, towel rail and shaver point.

### Bedroom One



Large fitted wardrobe, wall mounted up lights and double glazed windows.

### Bedroom Two



Large fitted wardrobe, wall mounted up lights and double glazed windows.

## Front Elevation



## Additional Information

Islington Council Tax Band D

Deposit - 5 x Weeks Of Achieved Rental Price eg.

£461 x 5 = £2,305

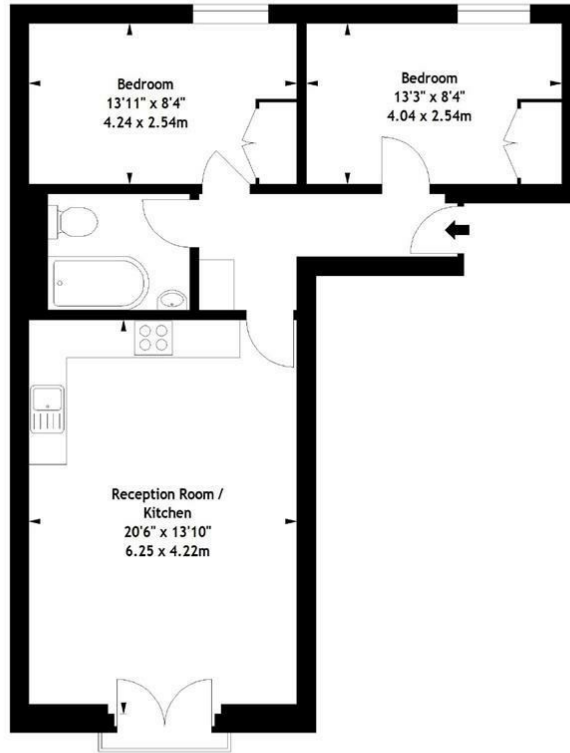
Minimum Tenancy Period - 12 Months



# Floor Plan

## Hilldrop Lane, N7

Approx. Gross Internal Area  
650 Sq Ft - 60.4 Sq M



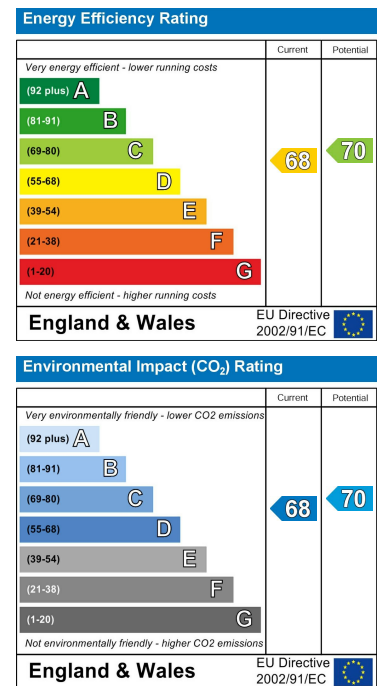
### Second Floor

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



# Energy Efficiency Graph



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