

MATTHEW JAMES

Residential Sales • Lettings • Management



Junction Road, Tufnell Park, N19 5QA

Asking Price £465,000

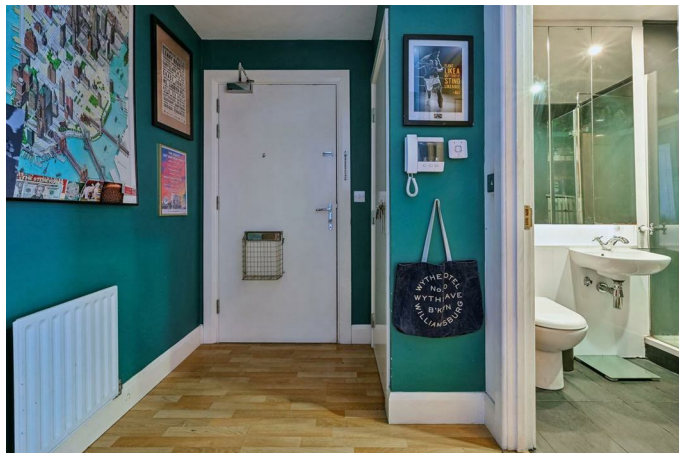
An impressive two bedroom flat on the third floor of a private purpose built block with video entryphone and lift and stair access. This lovely property is offered for sale in good condition throughout and has a wide entrance hallway leading through to a naturally bright living room with far reaching views across London leading onto a private balcony. The property further benefits from a well fitted kitchen, two good sized bedrooms and a large shower room. Located within a short walk of a great selection of independent shops, cafes and restaurants along Tufnell Parks high street as well as the tube, overground and bus routes into Camden Towns bustling street market and canal as well as both Central and the West End of London. To the West and a pleasant walk away is Parliament Hill Fields with its wide selection of amenities including a weekend food market, lido, running track and cafes all leading onto the wide open green spaces of Hampstead Heath. Offered Chain Free.

Entrance To Building/Lobby

Video entryphone. Lift and stairs access.

Third Floor

Entrance Hall



A wide 'L' shaped entrance hall with two fitted storage cupboards, wood floor and video entryphone.

Living Room



A naturally bright room with far reaching views across London through dual aspect sliding double glazed windows and french doors leading onto a private balcony. The room further benefits from wood flooring and media points. Leading through to

Kitchen



Offering a two seater breakfast bar and range of wall and base units finished in high gloss white with wood work surfaces with tiled splash backs and floor. Appliances include an integrated oven with four ring gas hob and overhead extractor canopy, space for tall fridge freezer and plumbed for a washing machine and dishwasher. Fitted Vaillant instant heat and hot water combination boiler.

Bedroom One



Carpeted.

Bedroom Two



Ideal as a study / work from home space or occasional bedroom. Media points, carpeted.

Shower Room / W.C.



A white suite comprising of a large walk in shower unit with glazed screen panel, overhead deluge rose and hand held shower attachment., wash hand basin, recessed shelving, large mirrored medicine cabinet, heated towel rail and w.c.

Exterior



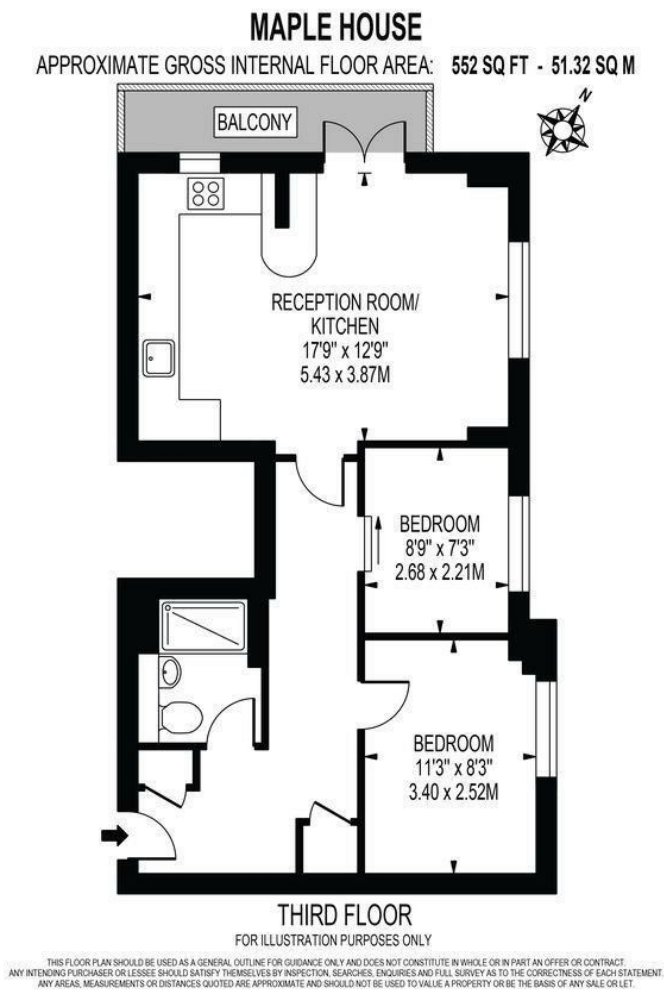
A private railed balcony

Additional Information

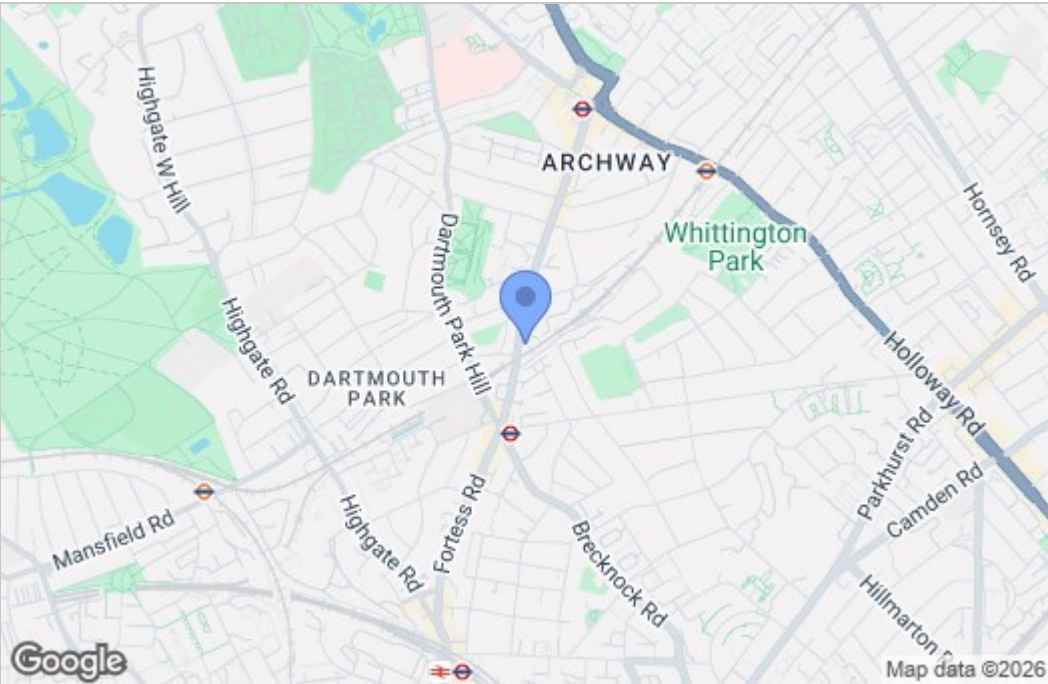


Islington Council Tax Band C
Leasehold - 108 Years Remaining
Service Charge - £1721.44 Per Annum
Ground Rent - Zero

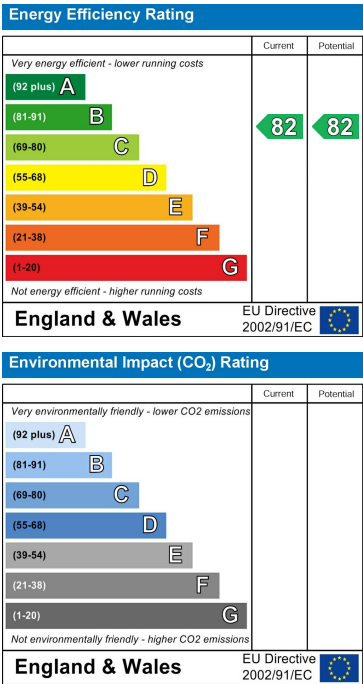
Floor Plan



Area Map



Energy Efficiency Graph



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