

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



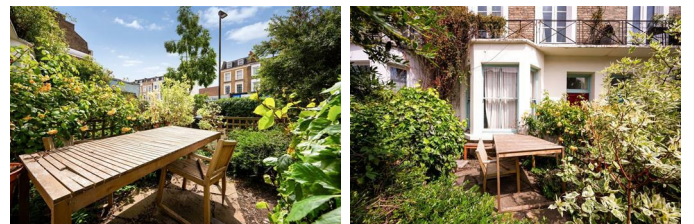
Double bedroom with wood effect laminate flooring, decorative cornicing, plenty of high level storage accessed via a ladder, radiator, pendant light fitting and door giving access to the private patioed area at the rear of the building.

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

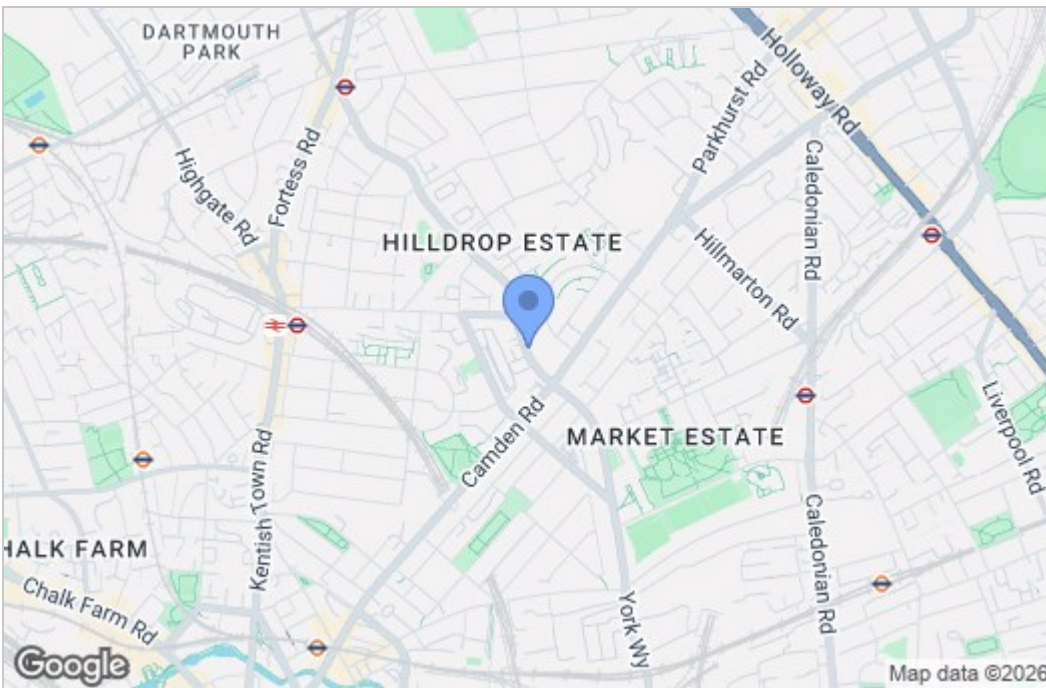
BRECKNOCK ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 436 SQ FT - 40.53 SQ M



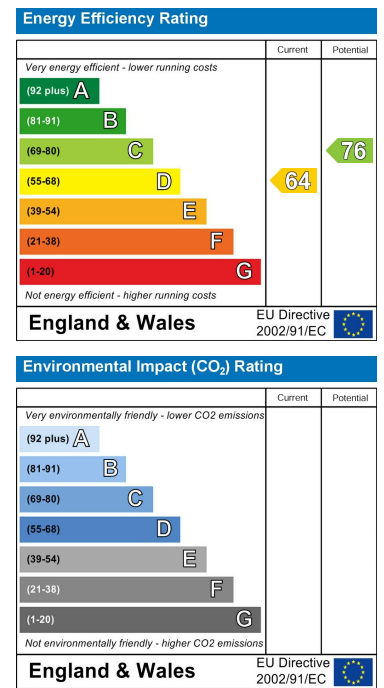
GROUND FLOOR
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk