

# MATTHEW JAMES

Residential Sales • Lettings • Management



83b Yerbury Road, London, N19 4RW

**Asking Price £465,000**

A one bedroom flat offering a great development opportunity, arranged over the upper levels of a Victorian converted house, located in a quiet, convenient location with easy access to Holloway Road and within walking distance of Tufnell Park and Kentish Town offering a great mixture of high street and independent shops, restaurants, cafes, bars and local amenities, with numerous transport links including Upper Holloway Overground Station, Holloway Road (Piccadilly Line), Archway, Tufnell Park and Kentish Town Underground Stations (Northern Line) and bus routes giving direct access into the City and West End. Leasehold. Chain Free.



### Ground Floor Entrance

Carpeted stairs to split level first floor.

### Split Level First Floor

Carpeted landing with high level casement window to the rear of the property and carpeted stairs to the upper level. Door to.....

### Kitchen



A good sized kitchen with space for a table and four chairs, featuring a range of cream wall and base units with chrome fittings and a cream work surface incorporating a stainless steel sink and drainer, spaces for a cooker, washing machine and fridge, wooden flooring, sash windows to the side of the property, spotlights on a track, tiled splash-backs, Vaillant combi boiler, radiator and door to private terrace at the rear of the property.

### Terrace



Accessed from the kitchen.

### Upper Landing



Carpeted, with storage cupboards and loft hatch.

### Lounge



A light reception room with a fitted carpet, sash windows into a bay at the front of the property, feature cast iron fireplace, shelving, radiators and media points.

### Bedroom



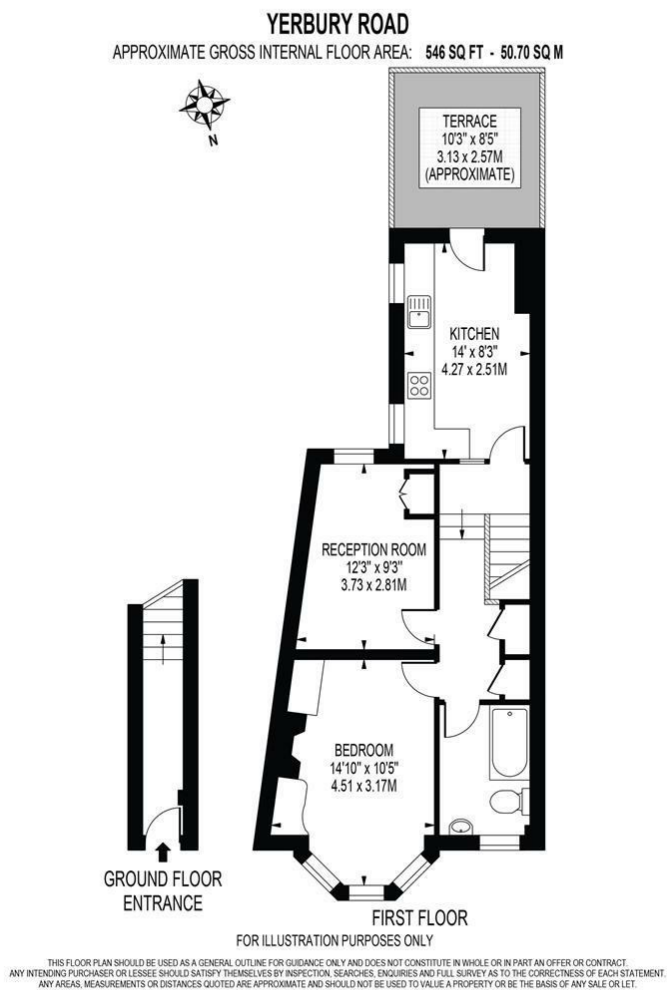
A sizeable, bright double bedroom featuring a fitted carpet, sash window to the rear of the property and radiator.

### Bathroom



A white suit with chrome fittings, featuring a panel enclosed bath with wall mounted shower fitting, mixer taps and glass shower screen, low flush WC, pedestal wash basin, part tiled walls and tiled flooring, frosted sash window to the front of the building, inset spotlights, radiator and fitted mirror.

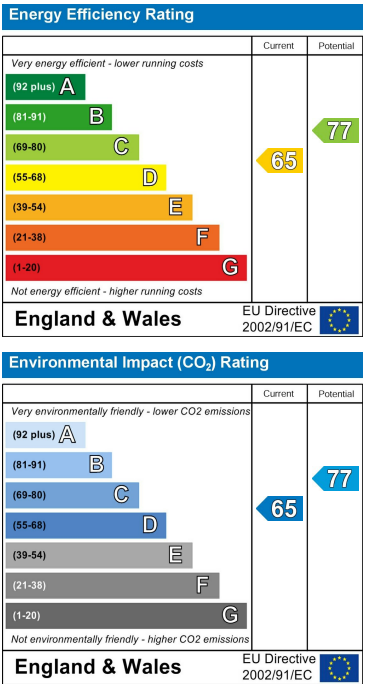
Floor Plan



Area Map



Energy Efficiency Graph



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