

MATTHEW JAMES

Residential Sales • Lettings • Management



Ward Road, London, N19 5EG

Asking Price £709,950

We are delighted to offer for sale this quite outstanding contemporary penthouse apartment with exclusive lift access to the Penthouse level (4th Floor) and offering stunning views from the generous terrace.

Positioned enviosly near to Tufnell Park Underground Station and close to the hustle and bustle of local boutique shops, exciting restaurants, bars and cafes, the apartment is also within a short stroll, or jog to the open spaces of Parliament Hill Fields.

A luxury, high quality finish adorns the apartment with the lounge space featuring floor to ceiling windows allowing natural light to flood into the well planned living space, sliding double glazed doors give access to a decked private terrace, where great views can be enjoyed. All other rooms feature large double glazed windows

The bespoke kitchen is finished to an exceptional standard and offers top quality worktops and fully fitted appliances, whilst the bathroom is finished in high quality porcelain tiling.

This beautifully crafted apartment must be seen to be appreciated. Remaining lease approximately 946 years.

ENTRANCE HALL

LOUNGE



A superbly light and airy, generously sized living space, with floor to ceiling double glazed windows and doors giving access to the private terrace and Amtico style flooring.

OPEN PLAN KITCHEN



An excellent bespoke kitchen finished to an exceptional standard, offering top quality worktops and fully fitted appliances

BEDROOM ONE



A generous master bedroom with Amtico style flooring and double glazed windows offering superb views.

BEDROOM TWO



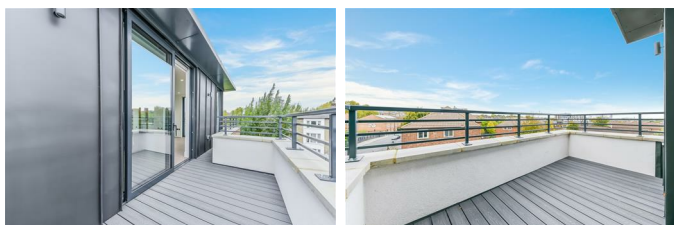
Bedroom with Amtico style flooring and double glazed windows offering superb views.

BATHROOM



Superb, modern bathroom finished in high quality porcelain tiling.

ROOF TERRACE



An extensive private terrace with amazing views, accessed through double glazed doors from the reception room.

ADDITIONAL INFORMATION

PARKING: THIS PROPERTY DOES NOT QUALIFY FOR A PARKING PERMIT FROM THE LOCAL AUTHORITY

Islington Council

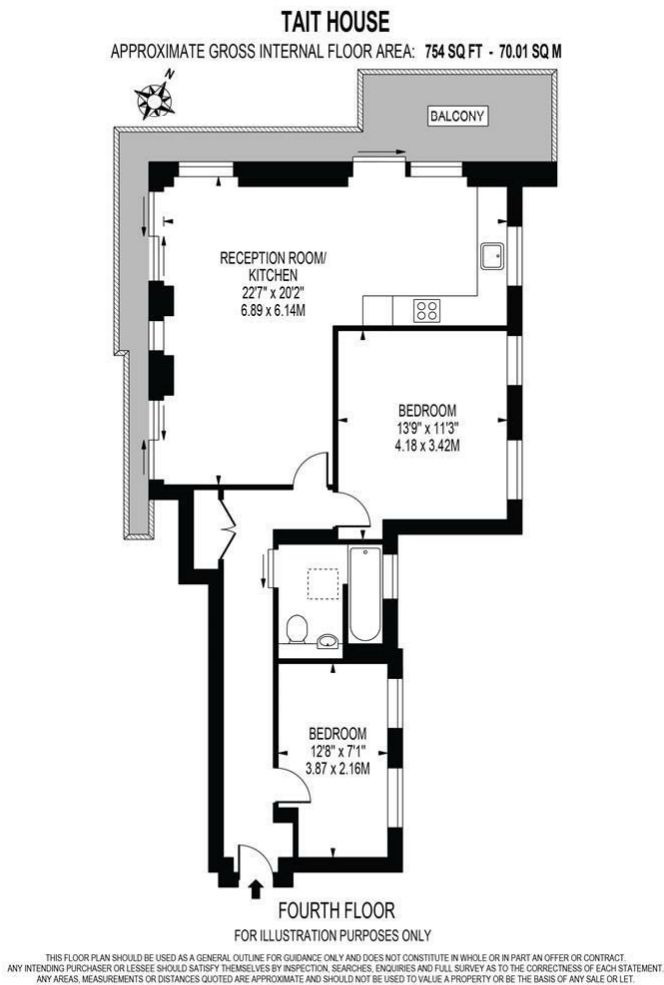
Council Tax Band - D

Lease - 999 years from 29/09/1972

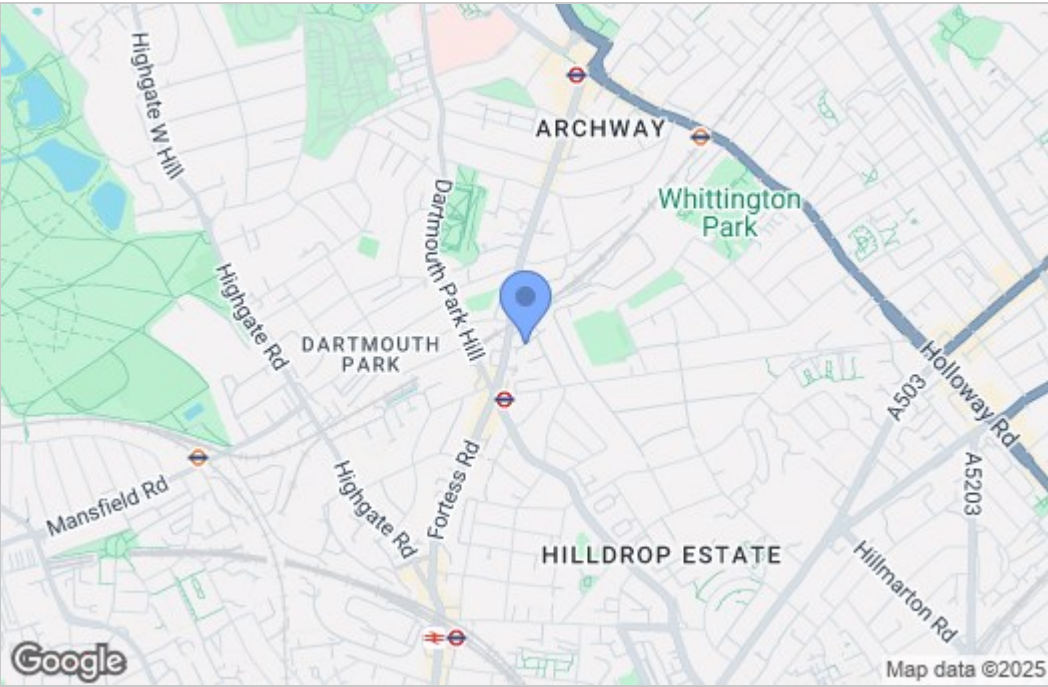
Service Charge - £250pm

Ground Rent - £350pa

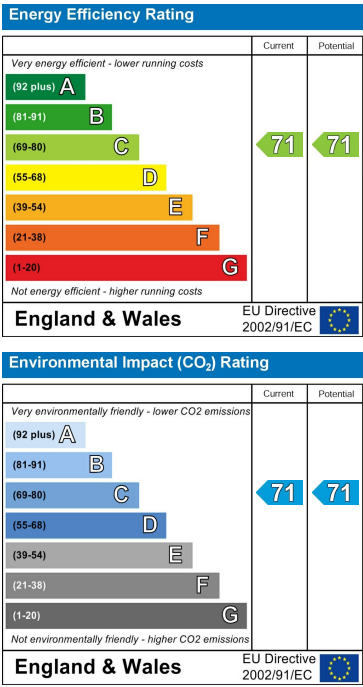
Floor Plan



Area Map



Energy Efficiency Graph



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