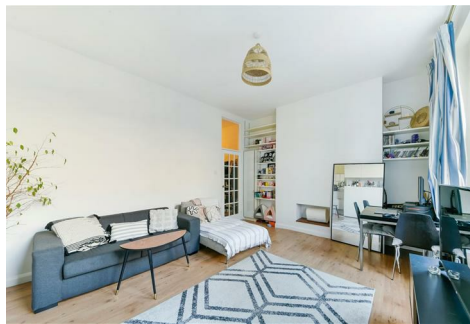


MATTHEW JAMES

Residential Sales • Lettings • Management



Anson Road, Tufnell Park, N7 0RB

£1,900 Per Month

A one bedroom ground floor flat with high ceilings throughout set within a Victorian mansion block on a quiet tree lined road conveniently located within minutes of the shops, cafes, restaurants and transport links of Tufnell Park. Transport links include Tufnell Park Underground Station (Northern Line) and numerous bus routes giving speedy access to the City and West End. Available from the 13th May.
Furnished.

Ground Floor Entrance

Access through a communal lobby area.

Hallway



An 'L' shaped hallway featuring wood effect laminate flooring, telephone entry system, pendant light fitting and radiator.

Lounge



A generous, light reception room with a high ceiling, features include wood effect laminate flooring, two large sash windows overlooking the side of the building and a further obscured glass sash window on an adjacent wall, shelving, cupboard storage unit, radiators, pendant light fitting, TV, telephone and media points.

Kitchen



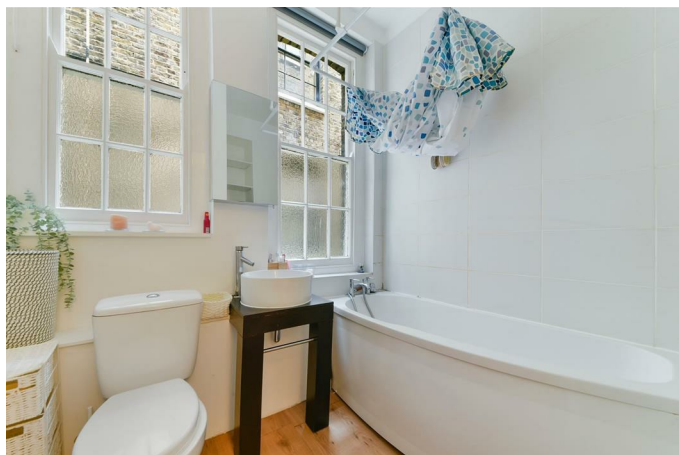
Comprising of white high gloss wall and base units with stainless steel fittings and dark grey granite effect work surfaces incorporating a stainless sink/drainage unit and mixer tap, an integrated fan assisted oven/grill with four ring gas hob and extractor canopy above, free standing fridge/freezer, washing machine, obscured glass sash window to the side of the building, combi boiler, part tiled walls and linoleum flooring.

Bedroom



A good sized double bedroom with a high ceiling, features include a fitted carpet, sash window to the side of the building, wardrobes, pendant light fitting and radiator.

Bathroom



White suite with chrome fittings comprising of a panel enclosed bath with hand held shower fitting and mixer tap, low flush WC, wash hand basin, obscured glass sash windows, a storage cupboard housing the property's washing dryer, part tiled walls, wood effect laminated flooring and radiator.

Exterior

Storage facility outside the building.

Additional Information



Council Tax - Band D

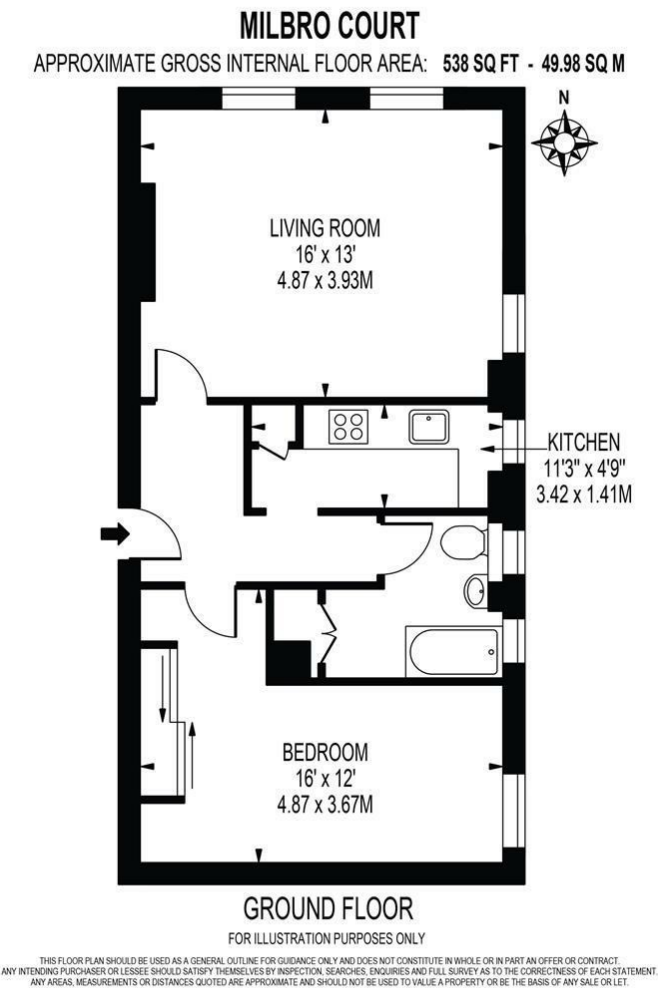
EPC Rating C

Holding deposit required is 1 weeks rent - £438
(based on rent quoted)

Full security deposit required is 5 weeks rent -
£2,190 (based on rent quoted)

Minimum rental term is 1 year

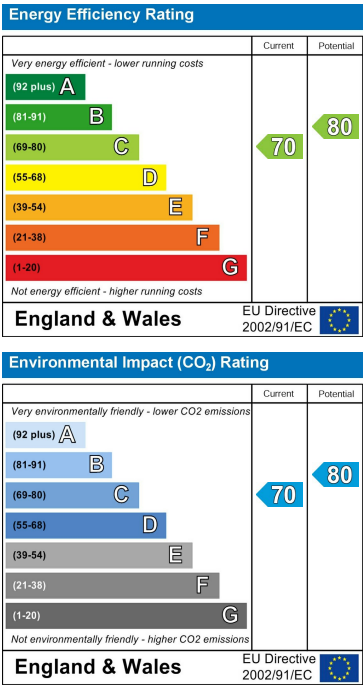
Floor Plan



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