

MATTHEW JAMES

Residential Sales • Lettings • Management



275 Camden Road, London, N7 0JN

£2,400 Per Calendar Month

A bright, modern one double bedroom 3rd floor apartment with large terrace offered in excellent condition throughout. The property has well maintained communal areas and benefits from a living room with ample space for lounge and dining areas, modern fitted kitchen, luxury bathroom, double bedroom with fitted wardrobe, oak flooring and a video entry system. Offering lift, stair and additional disability lift access from ground floor this small contemporary private block also benefits from an heatraesadia advanced plus air flow system, double glazed doors and windows throughout, chrome socket outlets and switches and a dedicated bicycle storage facility. Offered Furnished. Available 13th April.

Entrance Hall



Video entry phone system, engineered oak wood flooring and two large fitted storage cupboards.

Living Room



This generously sized living room has ample space for separate lounge and dining areas with oak flooring and direct access to a large terrace.

Kitchen



This modern open plan fitted kitchen has an excellent range of wall and base units with perimeter underlighting to the quartz work surfaces and glazed splashbacks. Integrated Smeg appliances include a dishwasher, washer/dryer, tall fridge/freezer, oven with four ring hob and overhead extractor canopy.

Bathroom/W.C.



This beautiful bathroom has a large panel enclosed bath with wall mounted shower and glazed screen, wash hand basin with inset mirror and shaving point, chrome heated towel rail, w.c. and finished in ceramic panel floor and wall tiling.

Double Bedroom



Fitted wardrobe with mirrored sliding doors and access onto terrace.

Large Terrace



A large railed, glazed and tiled terrace running the entire width of the property.

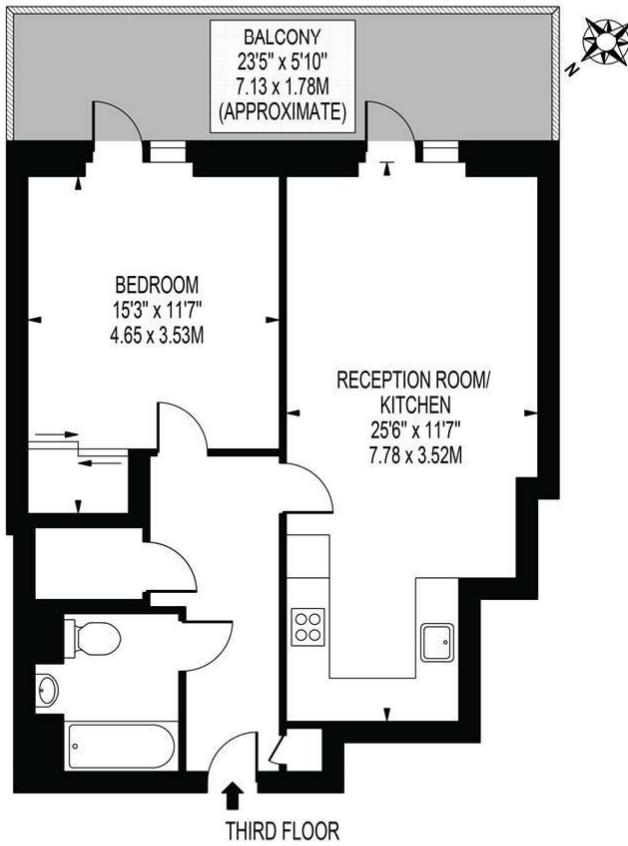
Additional Information

Islington Council Tax Band D

Floor Plan

CAMDEN ROAD

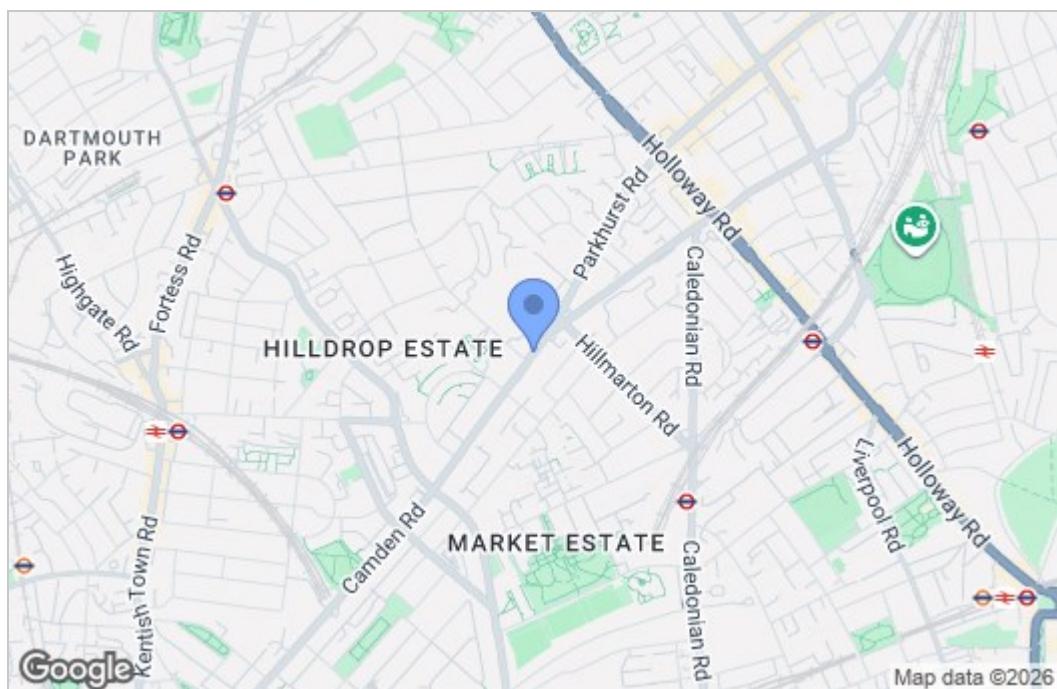
APPROXIMATE GROSS INTERNAL FLOOR AREA: 588 SQ FT - 54.59 SQ M



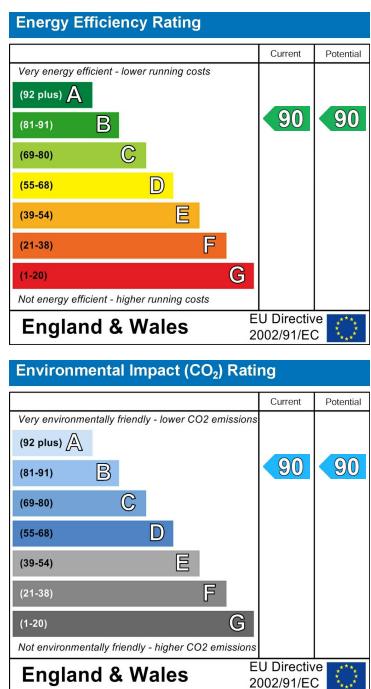
FOR ILLUSTRATION PURPOSES ONLY

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