

MATTHEW JAMES

Residential Sales • Lettings • Management



Brecknock Road, London, N19 5AD

Asking Price £275,000

A really well proportioned, light, airy and homely first floor studio flat, just moments from the high streets of both Tufnell Park and Kentish Town and the shops, cafes, restaurants, local amenities and transport links they offer, including their two Northern Line Underground Stations (Zone 2), Tufnell Park Underground Station itself being just a *3 minute walkaway*, along with Kentish Town Overground Station and a number of bus routes giving fast access to central London and beyond. Parliament Hill Fields/Hampstead Heath is within near proximity, brilliant for both walkers and joggers. The flat itself offers a large studio room with separate modern kitchen and bathroom. We strongly recommend viewing this desirable, conveniently located property, as soon as possible. Leasehold.

Studio Room



A large, bright and airy studio room, comprising of double glazed casement windows to side of the building, fitted carpet, radiators, mains connected smoke alarm and inset spotlights.

Kitchen



A modern fitted kitchen, comprising of white high gloss wall and base units with stainless steel fittings, a granite effect worksurface incorporating a single stainless steel sink and drainer unit with mixer tap, an integrated fan assisted oven/grill with four ring gas hob and stainless steel extractor canopy above, spaces for a washing machine and fridge freezer, gas central heating boiler, laminate wood effect flooring, double glazed window to the rear of the building, mains connected smoke alarm and inset spotlights.

Bathroom



A stylish bathroom featuring a panel enclosed bath with mixer tap, hand held shower attachment and glass shower screen, low flush WC, pedestal wash

basin, tiled walls, laminate wood effect flooring, heated towel rail and inset spotlights.

Exterior



Additional Information

Leasehold - 125 years from 2007, 107 years remaining.

Current Service Charge £1,800pa

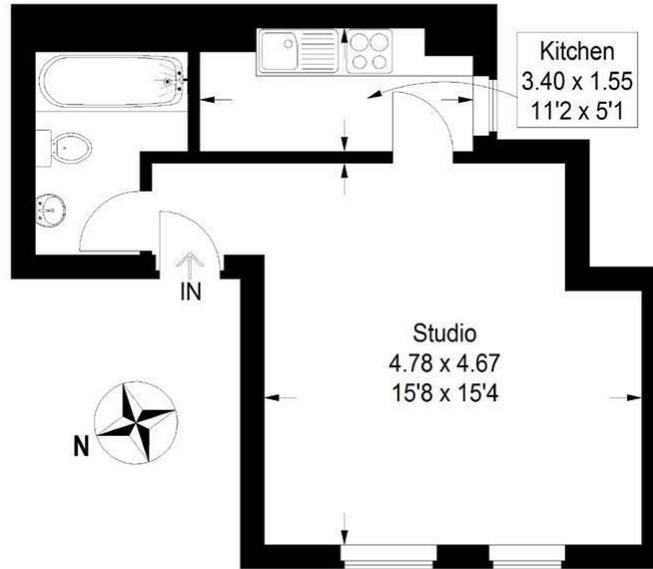
Ground Rent - £100pa for the first 25 years, increasing by £100pa every 25 years.

Camden Council

Council Tax band C

6,165 Brecknock Road, N19 5AD

Approximate Gross Internal Area
33.7 sq m / 363 sq ft



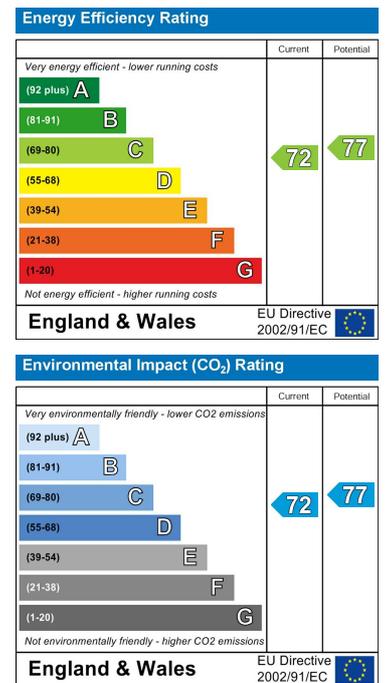
Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 515087)

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.