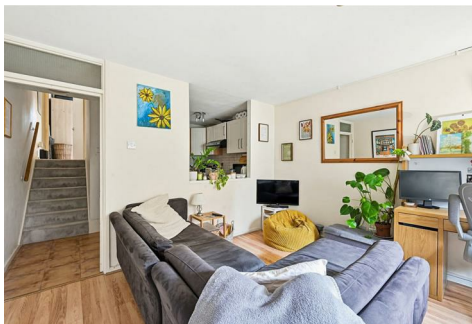


MATTHEW JAMES

Residential Sales • Lettings • Management



Merchon House Anson Road, London, N7 0RG

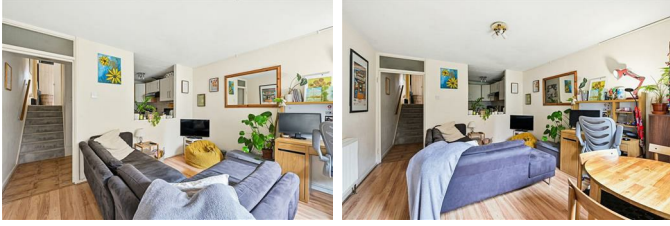
£2,100 Per Month

A one double bedroom split level purpose built flat with outside space and it's own front entrance, located in a quiet turning moments from the cafes, shops, restaurants, local amenities and tube stations of both Tufnell Park and Kentish Town. The property offers a generous lounge and bedroom, with a separate kitchen and private courtyard garden. Available furnished from 2nd July.

Entrance Lobby

Good space for shoes and coats with laminate wood effect flooring and radiator.

Living Room



An excellently sized room with ample space for dining and lounge areas, with a large double glazed picture window to the front, affording good natural light and a hatch opening linking the lounge to the kitchen. Other features include wood effect laminate flooring, spotlights on a pod, radiator, TV, telephone and media points.

Kitchen

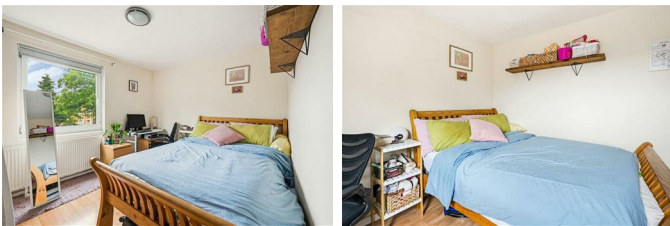


A range of cream fitted wall and base units with stainless steel fittings and wood effect work surfaces, incorporating a stainless steel sink, drainer and mixer tap. Appliances include an integrated fan assisted oven/grill with four ring gas hob and extractor canopy above, freestanding under counter fridge, freezer and dishwasher. Other features include two built-in storage cupboards, one of which houses the washing machine and dryer, tiled splashbacks, tiled flooring and a pod of ceiling lights.

Split Level Hallway

Tiled flooring and radiator on the lower level, the stairs and upper level are carpeted with a storage cupboard housing the cold and hot water tanks.

Double Bedroom



A good sized double bedroom with a wood effect laminate flooring, double glazed casement windows to the rear of the building and radiator.

Bathroom



A white suite with chrome fittings, comprising of a panel enclosed bath with wall mounted shower fitting, mixer tap and glass shower screen, pedestal wash basin, low flush W.C, part-tiled walls, tiled flooring, fitted mirror and radiator.

Front Courtyard Garden



A secluded courtyard garden to the front of the property with mature planting, both patio paving and shingle areas with good space for a table and chairs.

Front Exterior



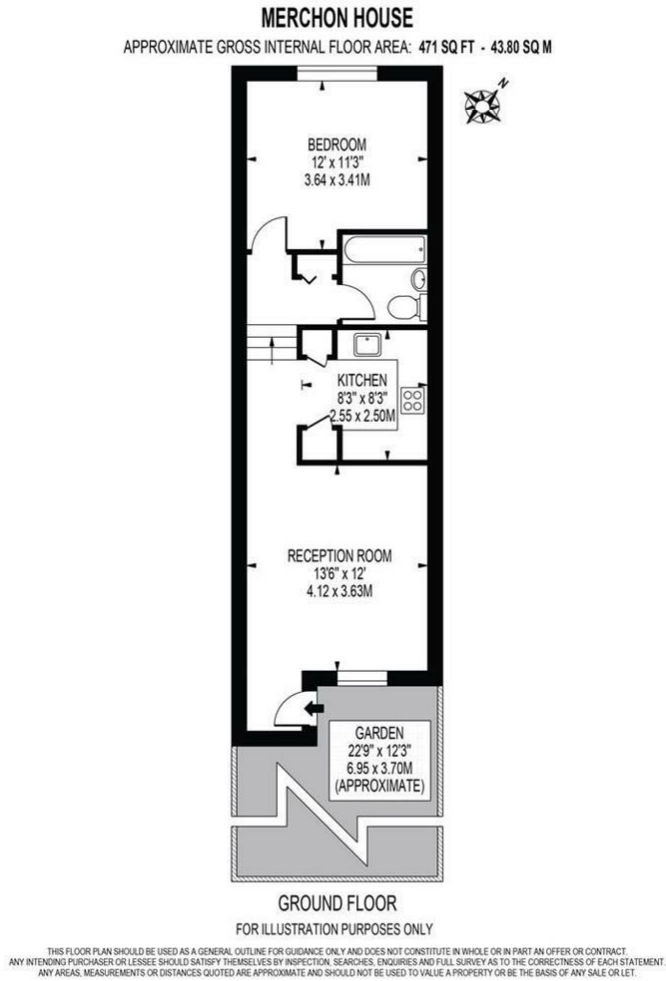
Additional Information

Holding Deposit Equivalent To One Weeks Rent - 1 x £484

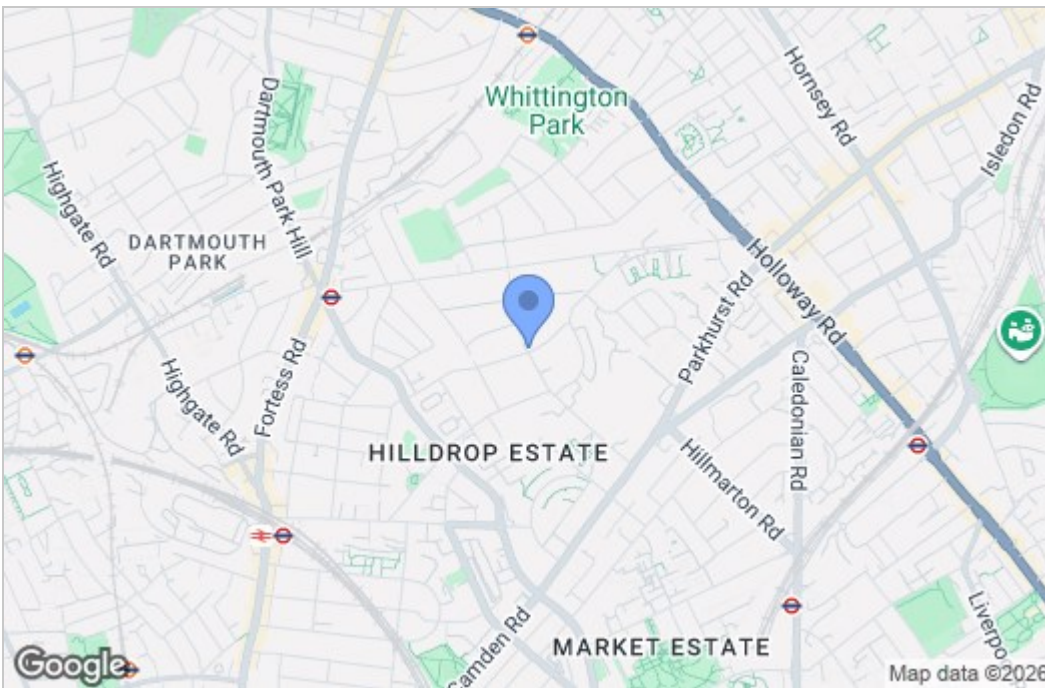
Full Deposit Equivalent To Five Weeks Rent - 5 x £2,420

Islington Council Tax Band C

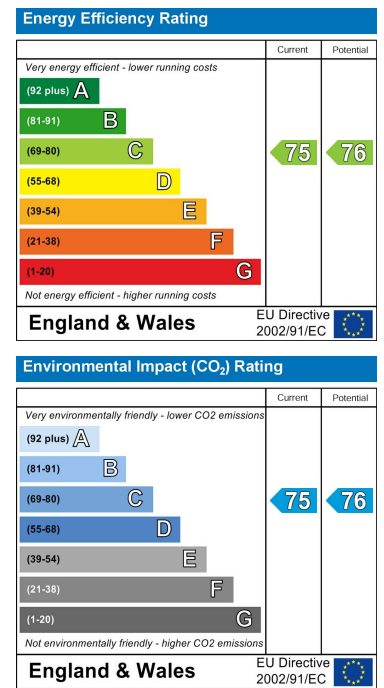
Floor Plan



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