

# MATTHEW JAMES

Residential Sales • Lettings • Management



Huddleston Road, Tufnell Park, N7 0EH

**£2,400 Per Calendar Month**

A split level two double bedroom first floor conversion with garden located on a quiet tree lined cul de sac and within a short walk of the shops, cafes and underground station of Tufnell Park. This lovely flat benefits from original wood flooring, high ceilings and a sunny west facing section of garden. Offered Unfurnished and available from August 30th. NO HMO LICENCE.

## First Floor

### Hallway

Split level with original wood floor.

### Lounge



This bright room has a wealth of original features including a high ceiling with decorative cornice and picture rails, triple sash bay windows, a cast iron fireplace with 'smoked' marble surround and original wood floor.

### Kitchen



Dark cream coloured range of fitted wall and base units with fitted shelving. Appliances include a washing machine, freestanding tall fridge/freezer, oven with four ring hob and sink. Sash window to side.

## Bedroom One



This good sized bedroom has a cast iron feature fireplace, large sash window and a high ceiling. Fitted cupboard.

### Hallway steps leading down to...

### Bathroom/wc



Panel enclosed bath with shower attachment and curtain, pedestal wash hand basin and low level wc.

### Bedroom Two



Fitted wardrobes and original wood floor. Door leading to rear garden.

## Patio Garden



Sole use of a section of the west facing garden, fully paved.

### Additional Information

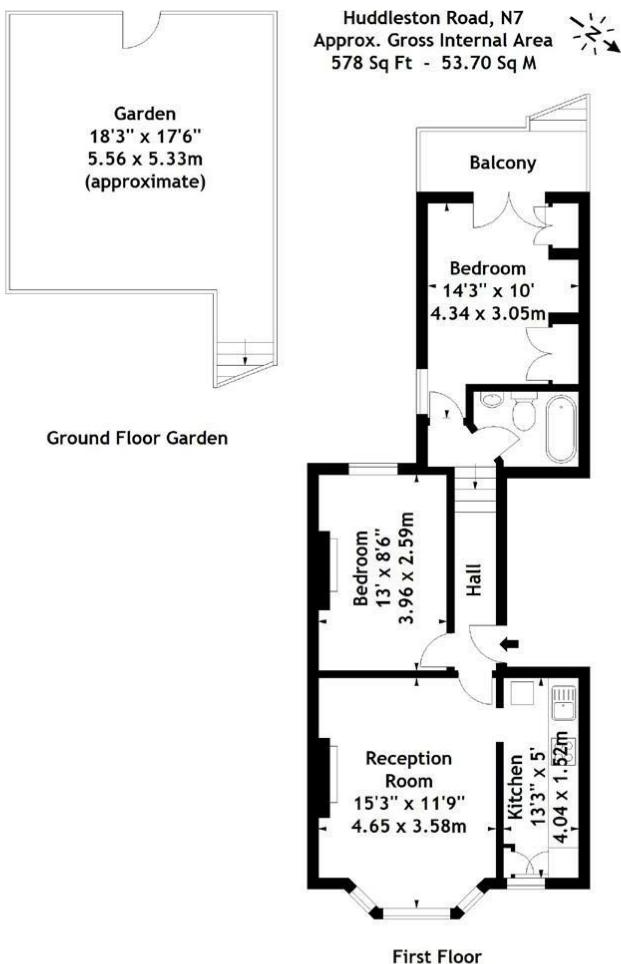
Minimum One Year Tenancy Agreement

Islington Council Tax Band D

Holding Deposit Equivalent Of One Weeks Rent

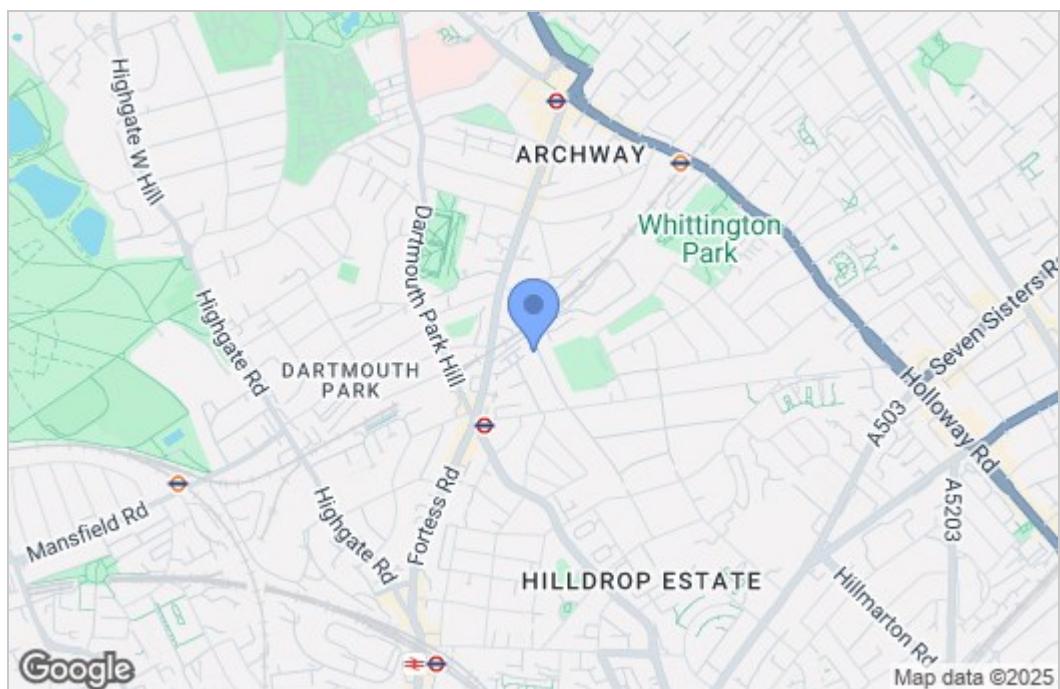
Full Deposit Equivalent Of Five Weeks Rent

## Floor Plan

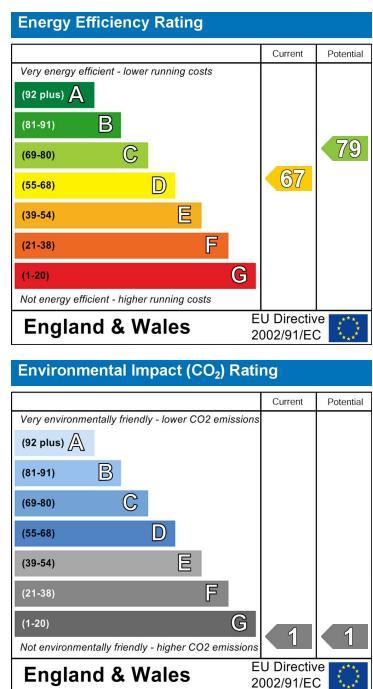


Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.  
 This floor plan is for illustrative purposes only and is not to scale.  
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## Area Map



## Energy Efficiency Graph



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