

# MATTHEW JAMES

Residential Sales • Lettings • Management



Mercers Road, Tufnell Park, N19 4PY

**£2,475 Per Calendar Month**

A beautiful and well maintained two bedroom split level conversion on the first floor offering a living room, fitted kitchen, two bedrooms, bathroom and private roof terrace. The property is located on a quiet side turning close to local shops and a short walk to Tufnell Park tube station as well as the cafes, restaurants and local independent shops along the high street. Available from 19th January. Furnished. No HMO licence.

## First Floor

### Entrance Hall

A split level hallway with fitted bookshelves.

### Living Room



Offering space for both lounge and dining areas. Features include a triple bay with sash windows, a high ceiling with perimeter picture rail, a pretty cast iron decorative fireplace and recessed cupboards.

### Kitchen



A range of fitted wall and base storage units with a stainless steel work surface. Appliances include a four ring gas hob and oven, dishwasher, washing machine and fridge freezer.

## Bedroom Two



Fitted workstation with wifi connection, large sash window with secondary glazing overlooking the rear of the property.

### Bathroom / W.C.



White suite comprising of a panel enclosed bath with hand held shower attachment, wash hand basin and low level w.c. Further benefitting from a chrome heated towel rail, shaver point and mirrored medicine cabinet. Finished in ceramic wall and floor tiles.

### Main Bedroom



Fitted wardrobes with double glazed french doors leading onto the terrace.

## Terrace



A private terrace with lovely views over the rear gardens. Wooden decking and frosted perimeter glass with chrome rail.

### Additional Information

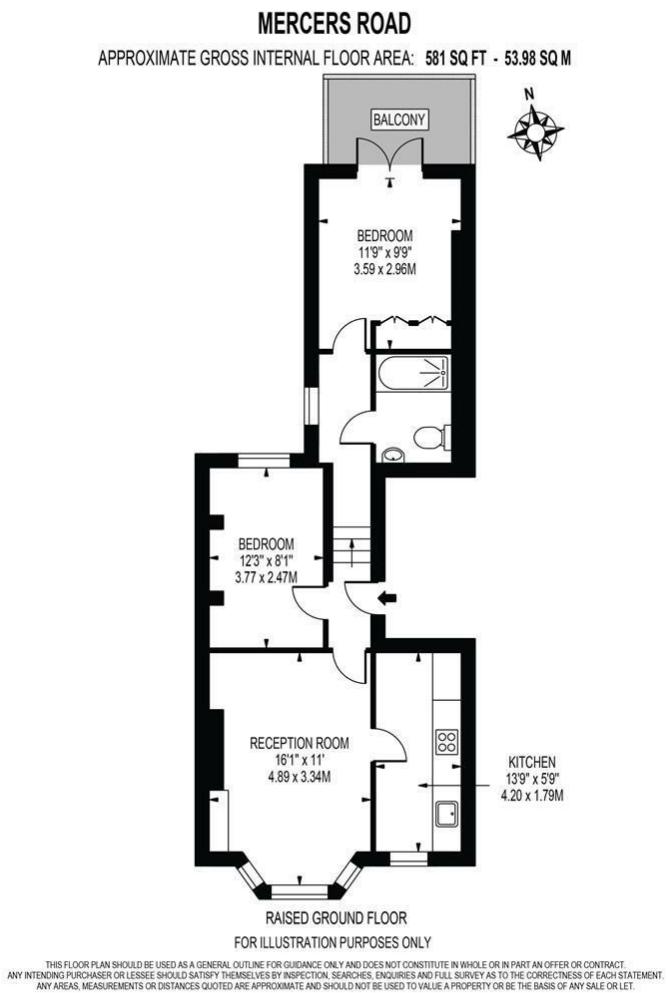
Islington Council Tax Band D

Minimum One Year Contract

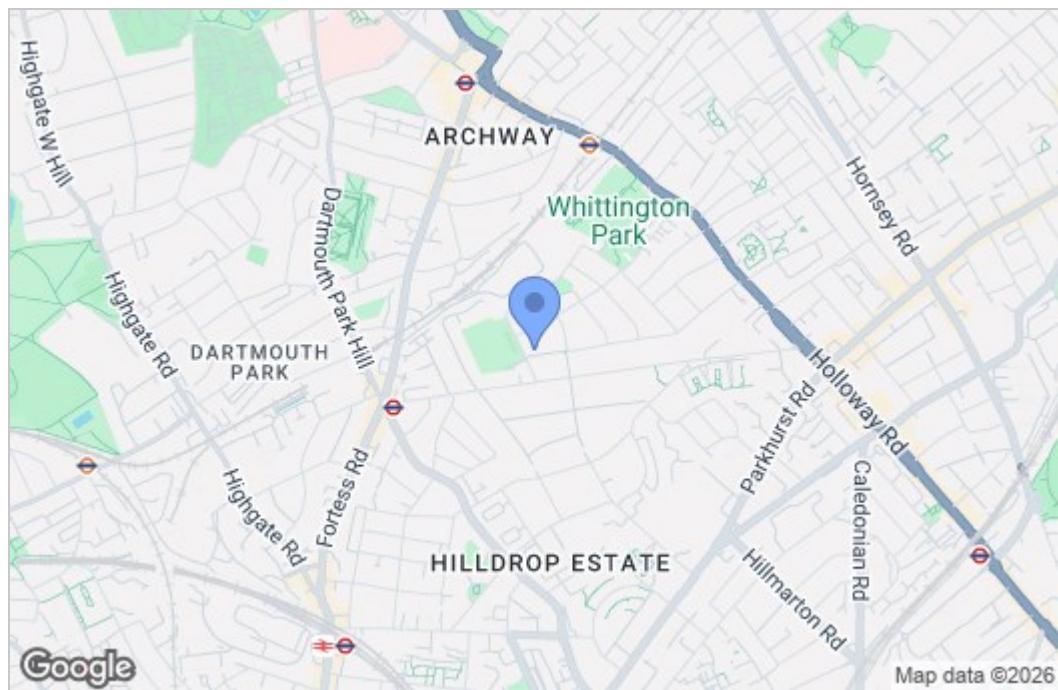
Holding Deposit £571

Full Deposit £2,855

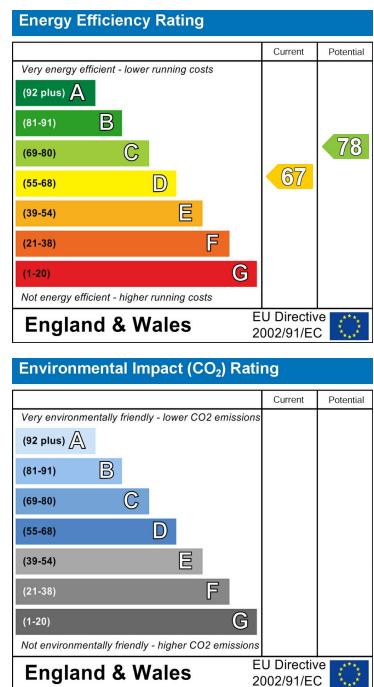
## Floor Plan



## 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.