

# MATTHEW JAMES

Residential Sales • Lettings • Management



71c Corinne Road, Tufnell Park, N19 5HA

**Asking Price £850,000**

A superb, bright three double bedroom upper floors conversion, located on a quiet tree lined turning, moments from Tufnell Park Underground Station (Northern Line) and the shops, restaurants and cafes along the high road, a number of bus routes are also in the immediate area giving speedy access to the City, West End and beyond. This lovely flat offers a large reception room, kitchen breakfast room, bathroom with separate guest cloakroom and fitted carpets. Convenient location. Share of freehold.

## First Floor Entrance Hall

Accessed via an internal carpeted staircase from the flats front door on the upper ground floor level of the building, features include a half landing, sash window to the rear, entry phone system and pendant light fitting.

## Reception



A large, light reception room with a fitted carpet, feature arched cast iron fireplace with marble surround, over mantle and hearth, with twin  $\frac{3}{4}$  length sash windows to the front of the building, cornicing, pendant light fittings, radiators, TV and media points.

## Kitchen/Diner



A sizeable kitchen/diner featuring high gloss white wall and base units with white work surfaces incorporating a stainless steel sink/drainer and mixer tap. Appliances include an integrated fan assisted oven and grill with four ring ceramic hob and extractor canopy above, spaces for a dishwasher, washing machine and tall freestanding fridge/freezer. Other features include a large sash window to the rear of the building, Worcester Combi boiler, strip lighting and linoleum flooring.

## Second Floor Landing

Accessed via a carpeted staircase with half landing, sash window to the rear, built-in storage cupboard and pendant lighting.

## Bedroom One



A large double with a fitted carpet, sash window overlooking rear garden, fitted wardrobes, pendant light fitting and radiator.

## Bedroom Two



Double bedroom with a fitted carpet, sash window to front of the building with panoramic views, pendant light fitting and radiator.

## Bedroom Three



Features include a fitted carpet, sash window to front with panoramic views, pendant light fitting and radiator.

## Separate WC

Low level WC, wash hand basin with splash back tiling and linoleum flooring.

## Top Floor

Steps to....

## Bathroom



A white suite with chrome fittings comprising of a panel enclosed bath with wall mounted shower fitting and glass screen, pedestal wash hand basin with splash back tiling and ceiling window.

## Exterior



## Additional Information

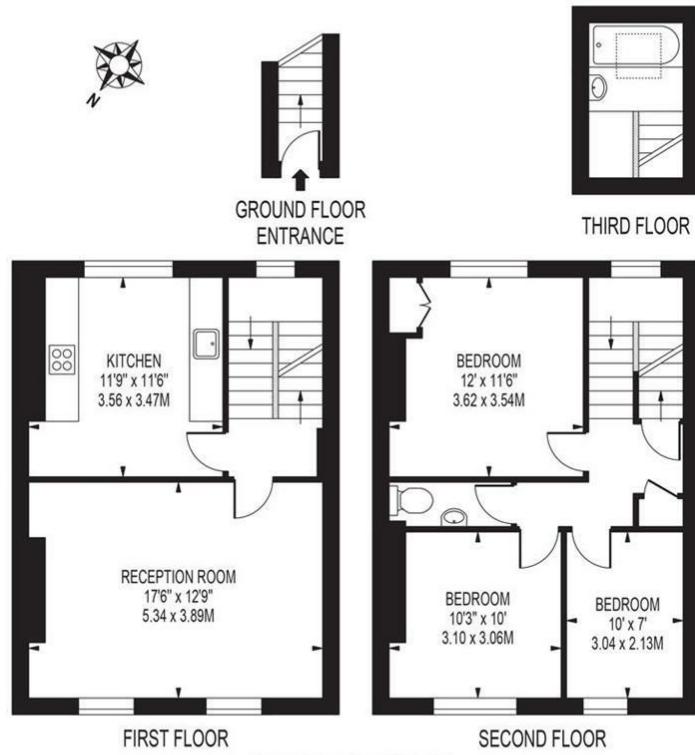
Share of Freehold

Islington Council Tax Band E

## Floor Plan

### CORINNE ROAD

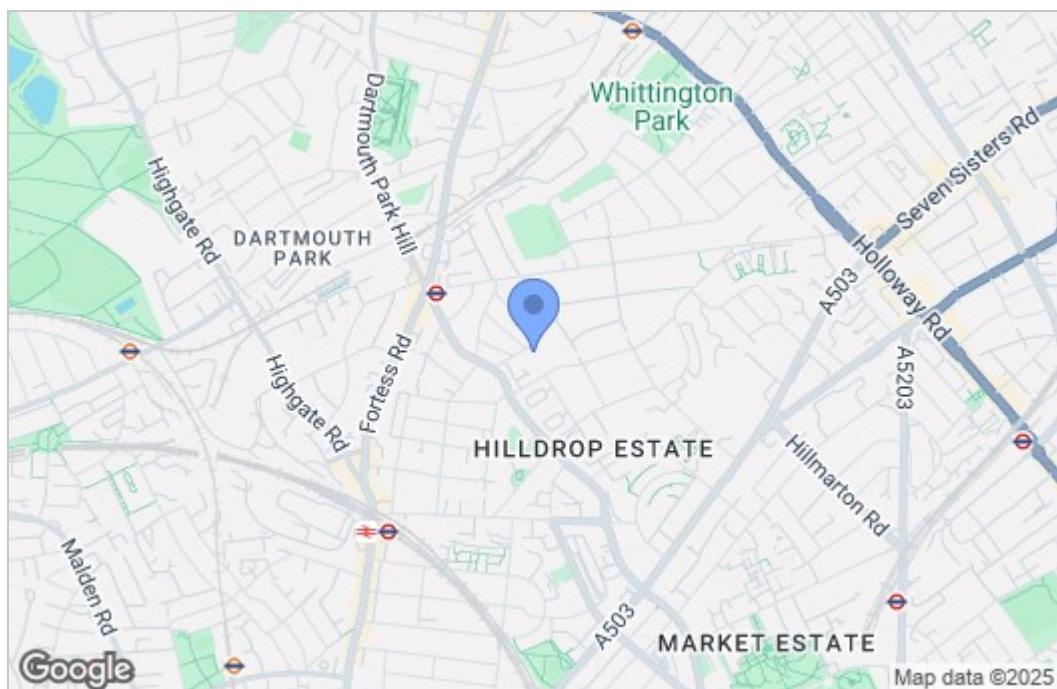
APPROXIMATE GROSS INTERNAL FLOOR AREA: 921 SQ FT • 85.52 SQ M



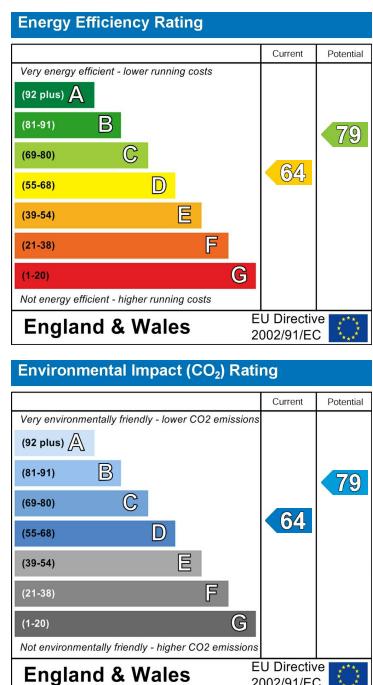
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## Area Map



## Energy Efficiency Graph



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