

MATTHEW JAMES

Residential Sales • Lettings • Management



Crayford Road, London, N7 0NE

£2,200 Per Month

A bright, two double bedroom flat spanning the top floors of a Victorian conversion on a quiet side street in Tufnell Park. This property is conveniently located within walking distance of the local shops, cafes, restaurants, amenities and excellent travel links of Tufnell Park, Kentish Town and Holloway. Offered Furnished. No HMO Licence. Available from January 10th.

Second Floor Entrance

Hallway

Features include wood effect laminated flooring, entry phone system, storage cupboard and radiator.

Lounge



A bright reception room featuring wood effect laminated flooring, sash window to the front of the property, feature fireplace, built-in storage cupboard and shelving, radiator, pendant light fitting, TV and media points. Door to...

Kitchen



A range of white wall and base units with light wood effect work surfaces incorporating a fan assisted oven and grill with four ring gas hob and extractor canopy above, sink and drainer with mixer tap, freestanding fridge/freezer and washer dryer, wood effect laminated flooring, sash window to the front of the property, Potterton Combi boiler and spotlights.

Bedroom One



A light double bedroom featuring wood effect laminated flooring, fitted wardrobes, sash window to the rear of the property, pendant light fitting and radiator.

Stairs To Upper Landing

Carpeted, double glazed Velux window and radiator.

Bedroom Two



Double bedroom, featuring a fitted carpet, double glazed Velux window, storage cupboards, shelving and radiator.

Bathroom



A white suite with chrome fittings comprising of a

panel enclosed bath with wall mounted shower fitting and shower curtain, low flush WC, pedestal wash basin, heated chrome towel rail, double glazed Velux window, fitted mirror and linoleum flooring.

Exterior



Additional Information

Islington Council Tax Band D

Minimum 12 Month Tenancy Agreement

Holding Deposit Equivalent To One Week's Agreed Rent Level e.g. 1 x £507 = £507

Full Deposit (Including Holding Deposit) Equivalent To 5 Weeks' Agreed Rent Level e.g. 5 x £507 = £2,535

This property does not hold an HMO licence

Floor Plan

Crayford Road, N7

Approximate Gross Internal Area = 56.0 sq m / 603 sq ft

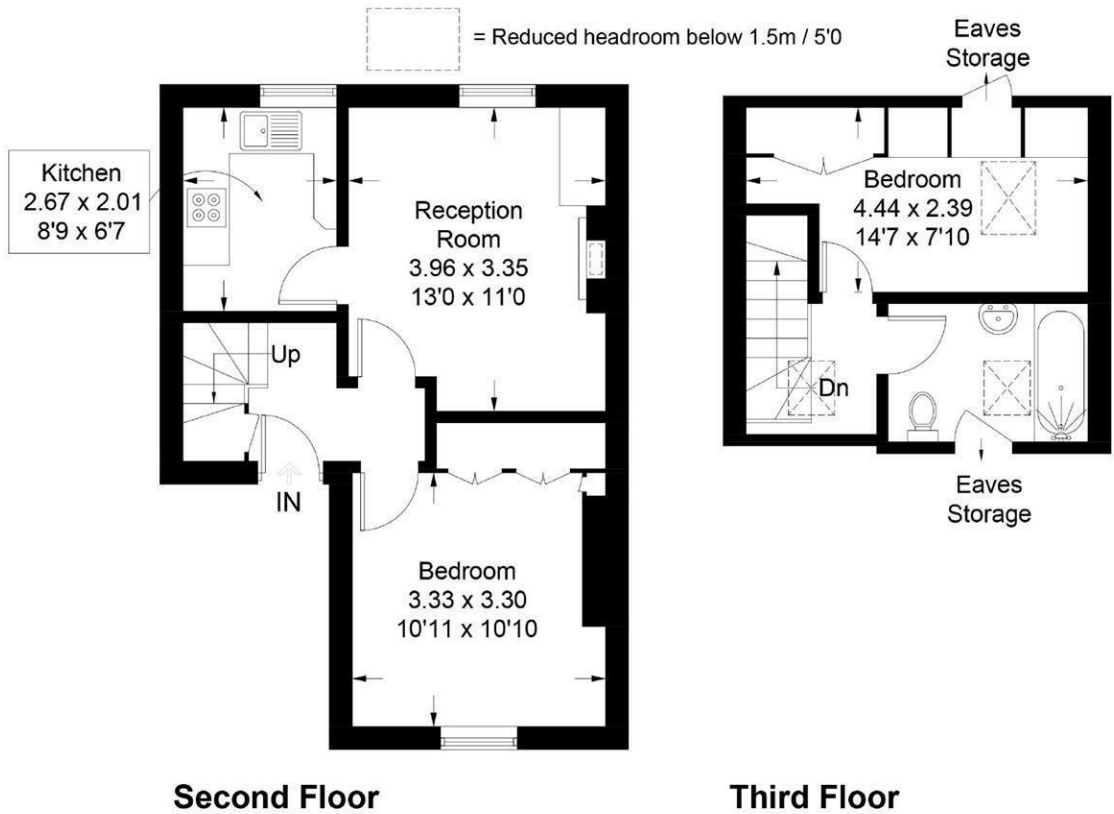
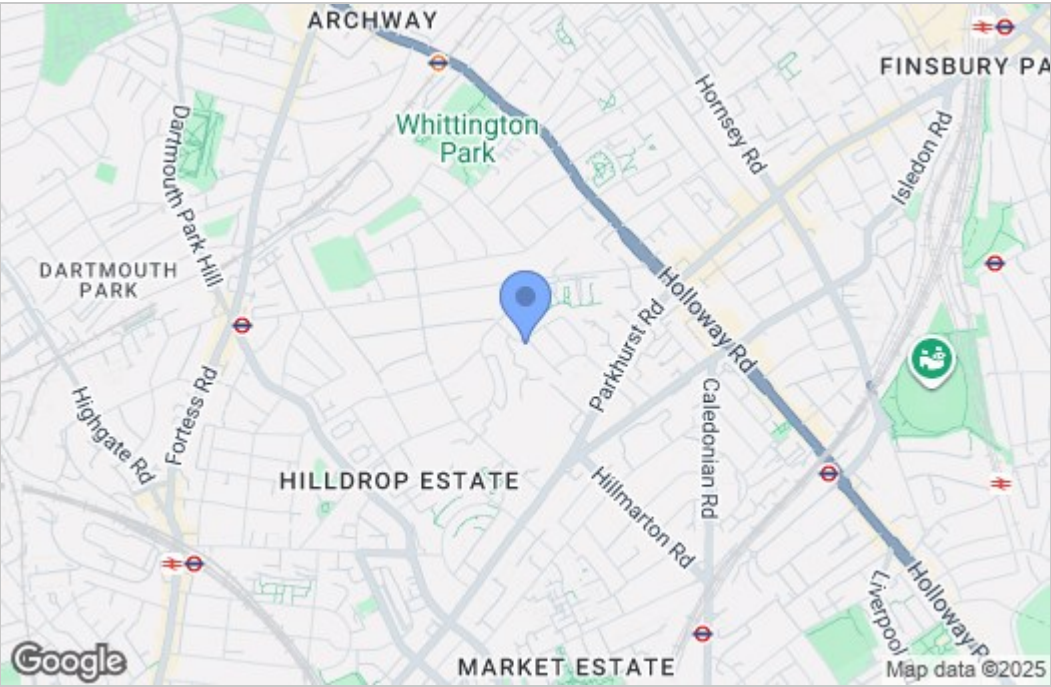
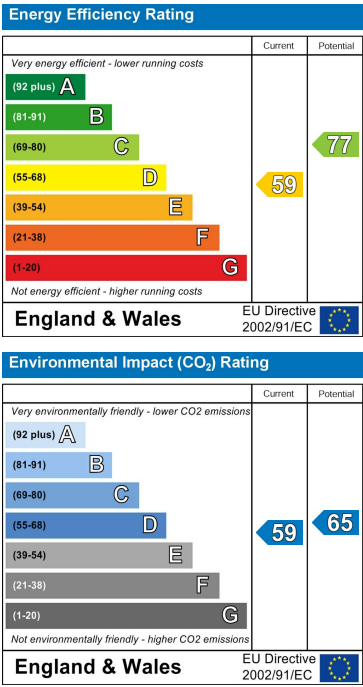


Illustration for identification purposes only, measurements are approximate, not to scale. (ID603933)

Area Map



Energy Efficiency Graph



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