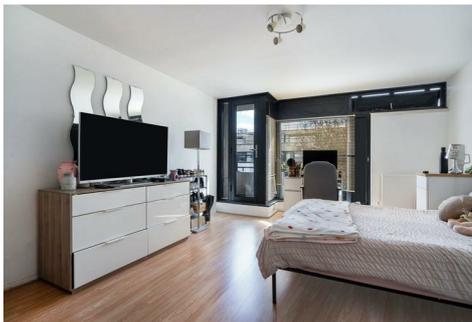


MATTHEW JAMES

Residential Sales • Lettings • Management



13 Broadfield Lane, London, NW1 9YJ

£1,650 Per Month

A generous, light and airy first floor studio flat with a separate kitchen, excellently located within easy walking distance of a host of shops, cafes, restaurants and numerous transport links, including both overground and underground station options, Caledonian Road & Barnsbury, Camden Road, Caledonian Road and Kings Cross St Pancras, along with a number of bus routes enabling speedy access to Central London and beyond. Supply of cooker gas, heating and hot water included in the rent. Available from 3rd May. Furnished.

First Floor Entrance

Front door accessed via a communal hallway and staircase

Studio Room



A generous and bright studio room with ample room for a bed, dining area, workstation and storage. Features include wood effect laminate flooring, double glazed casement windows and door giving access to a small, private balcony to the rear of the building, entry phone system, spotlights, radiator, TV, telephone, media points and door to internal hallway leading to the flats separate kitchen and bathroom.

Hallway

With wood effect laminate flooring giving access to the kitchen and bathroom

Separate Kitchen



Comprising of white wall and base units with marble effect worksurfaces incorporating a stainless steel sink, taps and drainer. Other features include an oven with four ring gas hob, freestanding fridge/freeze, washing machine, wood flooring, double glazed casement window to the front of the building, large walk-in storage cupboard and radiator.

Bathroom



A white suite with chrome fittings, comprising of a panel enclosed bath with wall mounted shower fitting, pedestal wash basin, low flush W.C, part tiled walls, linoleum flooring, radiator and mirrored wall cabinet.

Balcony



Small balcony accessed from the studio room.

Exterior



Additional Information

Cooking Gas Supply, Hot Water And Heating Inclusive.

Holding Deposit Equivalent To One Weeks Rent ie. 1 x £380

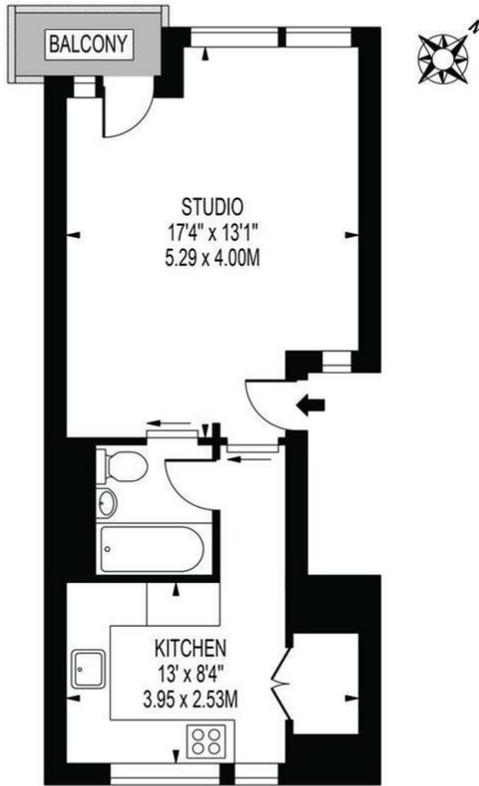
Full Deposit Equivalent To Five Weeks Rent ie. 5 x £380 = £1,900

Camden Council Tax Band B

Floor Plan

BROADFIELD LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 359 SQ FT - 33.38 SQ M

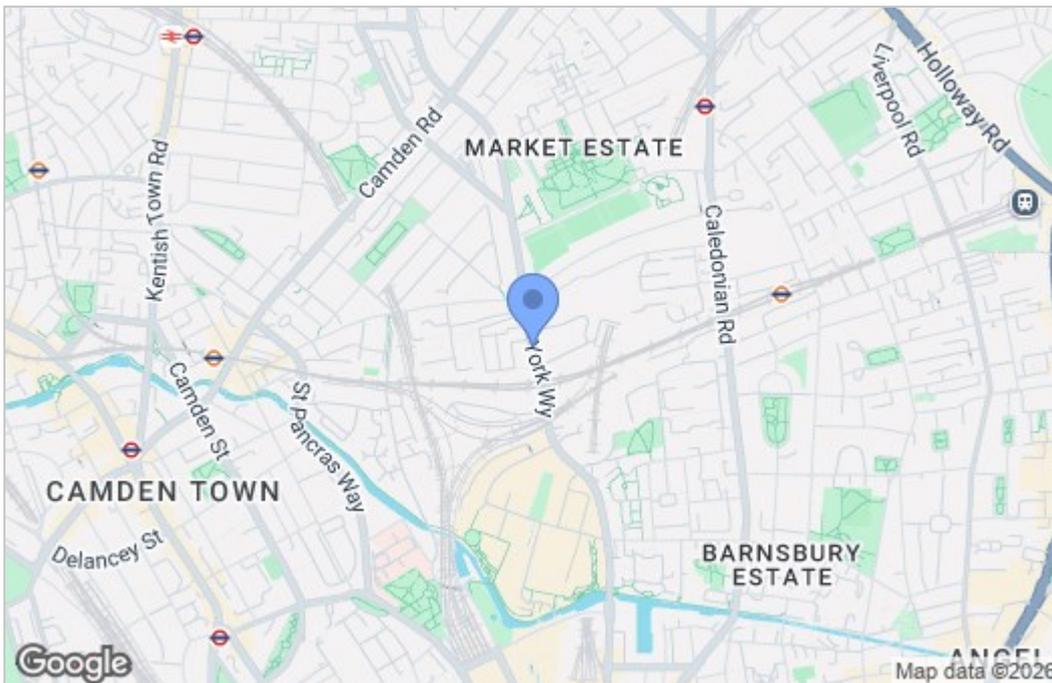


FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk