

MATTHEW JAMES

Residential Sales • Lettings • Management



Tiltman Place, Finsbury Park, N7 7EN

£2,600 Per Month

A stylish, spacious and bright two double bedroom second floor flat in excellent condition within a securely gated modern development offering a substantial living room with ample space for a lounge and dining areas open to a modern well appointed kitchen, two double bedrooms with an en-suite shower room and further family bathroom, double glazed windows throughout and a private south-east balcony. This property is conveniently situated between Finsbury Park, Archway and Tufnell Park and is just minutes walk away from a host of local shops, amenities and transport links which include Finsbury Park and Holloway Road tube stations (Piccadilly and Victoria lines) and Finsbury Park overground station giving direct access to Kings Cross and Moorgate. Furnished. Available with electricity, water, TV licence and WiFi costs all included in the rent. Available from 14th March.

Second Floor

Entrance Hallway

A good sized hallway featuring engineered wood flooring and a deep walk in storage cupboard housing the properties hot water tank and washer/dryer.

Reception Room



A spacious, bright reception room featuring engineered wood flooring, double glazed casement windows and door leading to a private south-east facing balcony overlooking the rear of the property, inset spotlights, TV and media points. Open to....

Open Plan Kitchen



A stylish range of fitted white high gloss wall and base units with a white marble effect work surface incorporating a stainless steel sink with mixer tap, integrated fan assisted oven/grill with a ceramic four ring hob and extractor canopy above, integrated dishwasher and fridge/freezer, splash-back tiling, engineered wood flooring, double glazed casement window to the front of the property and inset spot lights.

Bedroom One



A large, light double bedroom, featuring a fitted carpet, floor to ceiling double glazed casement windows and door leading to a private south-east facing balcony overlooking the rear of the property, inset spotlights, wardrobe, TV and media points.

En-Suite Shower Room

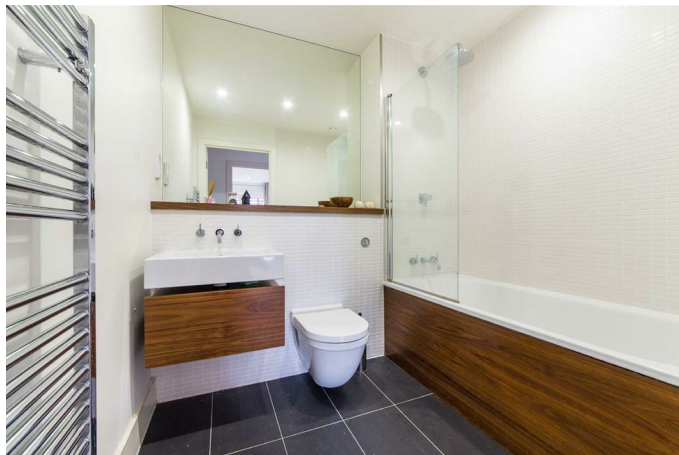


A white suite with chrome fittings comprising of a shower cubicle with glass shower screen and adjustable wall mounted shower with over head rose, a wash hand basin set above a storage unit and low flush w.c. Further benefits include a wall mounted chrome heated towel rail, inset spotlights, tiled flooring and a large wall mounted mirror.

Bedroom Two

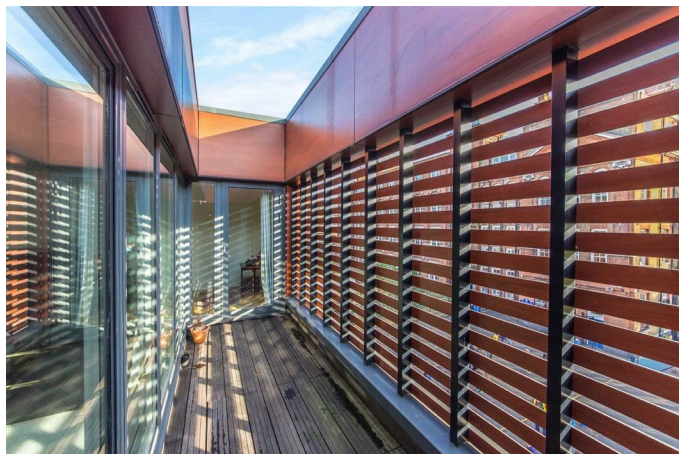
A good sized double bedroom with a fitted carpet, inset spotlights, wardrobe, TV and media points and double glazed casement windows and door leading to a private south-east facing balcony overlooking the rear of the property.

Family Bathroom



Modern white bathroom suite with chrome fittings, comprising of a panel enclosed bath with an adjustable wall mounted shower fitting with over head rose and glass shower screen, wash hand basin set above a storage unit, low flush WC, part tiled walls, tiled flooring, large wall mounted mirror, wall mounted chrome heated towel rail and inset spotlights.

Balcony



A lovely private balcony accessed directly off the reception room and both bedrooms set to the rear of the property.

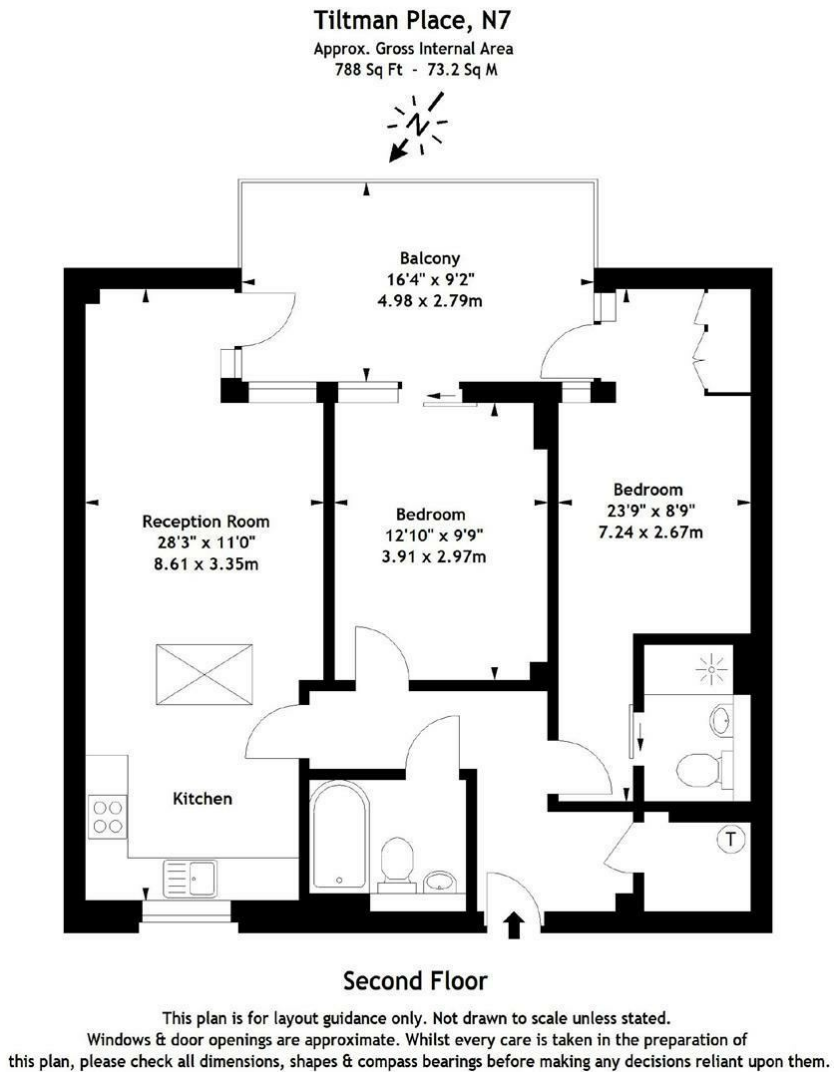
Additional Information

Islington Council Tax Band - E

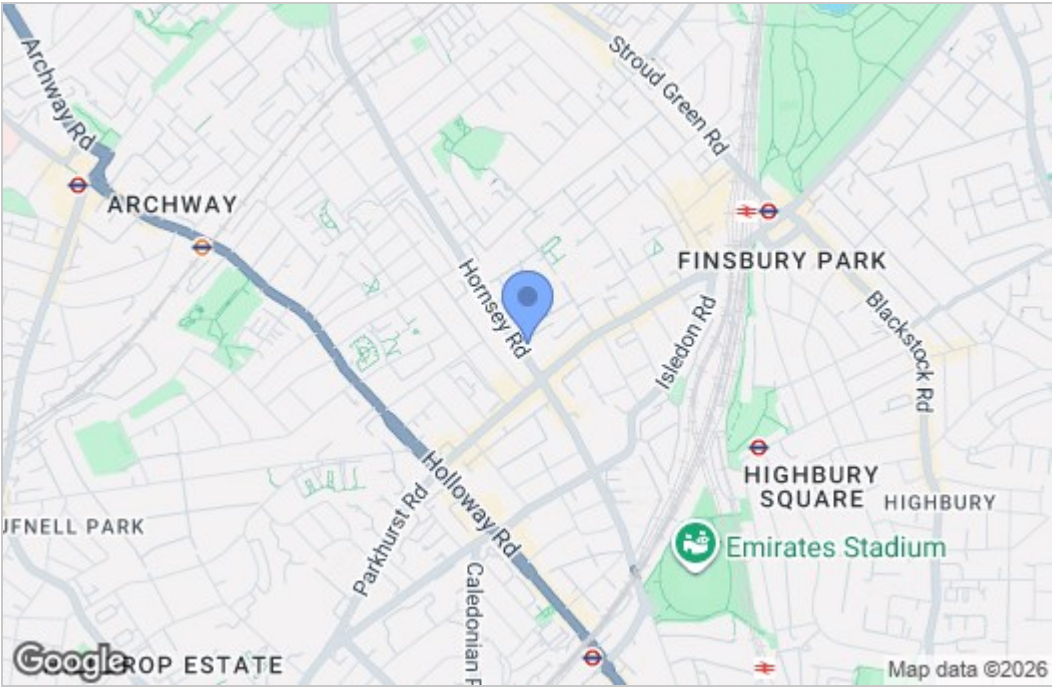
Holding Deposit - Equivalent To 1 Weeks rent - 1 x £600 = £600

Deposit - 5 Weeks Rent - ie. 5 x £600 = £3,000

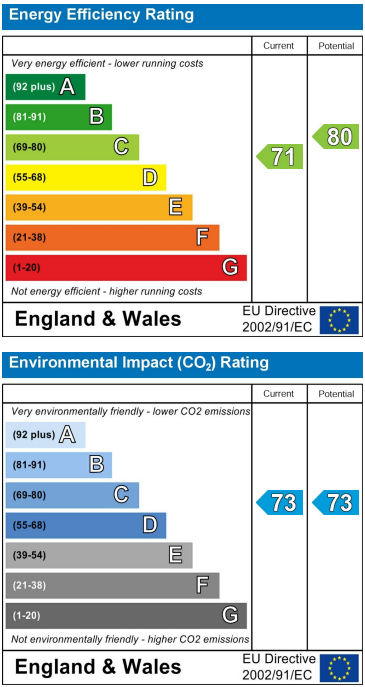
Floor Plan



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.