



**Ward Road, Tufnell Park, N19**

Offers in excess of: £400,000

 Benham  
& Reeves

# Ward Road, Tufnell Park, N19

🛏 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A generously proportioned apartment situated on the second floor of this purpose built block located less than 350 meters from Tufnell Park underground station (Northern Line).

This well presented property comprises an attractive 13'8 South facing reception room, a spacious double bedroom, stylish fitted kitchen with white high gloss units, and a tiled bathroom.

Ward Road is a peaceful residential turning positioned within easy reach of the wide selection of shops, restaurants and bars found along Fortress Road and Holloway Road. The green open spaces of Hampstead Heath are close by, as are excellent transport links including Kentish Town underground/National Rail station (Northern Line and Thameslink) and Gospel Oak overground station (Suffragette Line).

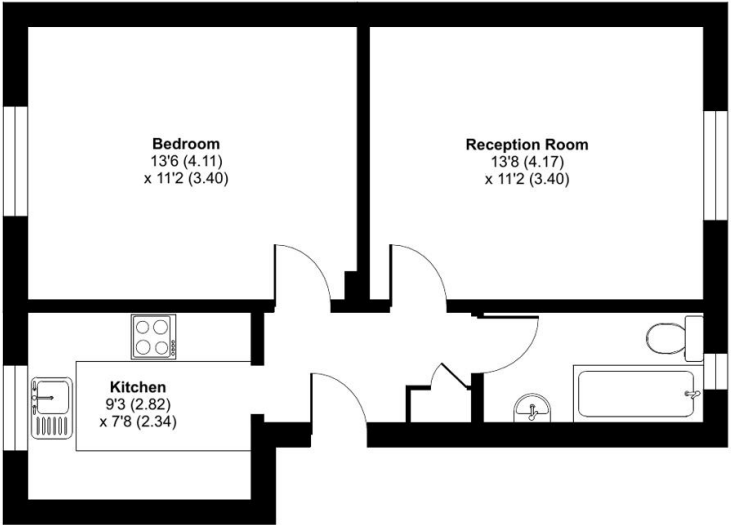






Fisher House Ward Road, London, N19

Approximate Area = 476 sq ft / 44.2 sq m  
For identification only - Not to scale



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold  
Expires 28/09/2962  
Approximately 937 Years Remaining

Ground Rent: £36.00 (per annum)  
2025

Service Charge: £2,370.00 (per annum)  
2025

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP250061

T: 020 7319 9660

E: [dartmouthpark.sales@benhams.com](mailto:dartmouthpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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