



Junction Road, Tufnell Park, N19

Guide Price: £390,000

 Benham
& Reeves

Junction Road, Tufnell Park, N19

 1 Bedroom (s)  1 Bathroom (s)  Share of Freehold

A generously proportioned one bedroom apartment situated on the first floor of this period conversion located moments from Tufnell Park underground station (Northern Line).

This spacious apartment comprises an attractive 17' reception room with garden views, fitted kitchen, bathroom with Mira shower above the bath and a south facing double bedroom with bay window and fitted wardrobes.

Offered chain free with a long lease and share of freehold (25% of outgoings), the property further benefits from a Worcester combi boiler, new kitchen hob, a recently issued Gas Safety Certificate (expiring 19.8.2024) and off-street parking on a first come first serve basis. Roof repair works were completed in 2022 with a 10 year warrantee.

Junction Road is within easy reach of the wide selection of shops, restaurants and bars found along Fortess Road and Holloway Road. The green open spaces of Hamptead 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.

- Double Bedroom
- Bathroom
- Reception Room
- Fitted Kitchen
- Off-Street Parking (First Come First Serve Basis)
- Residents Parking

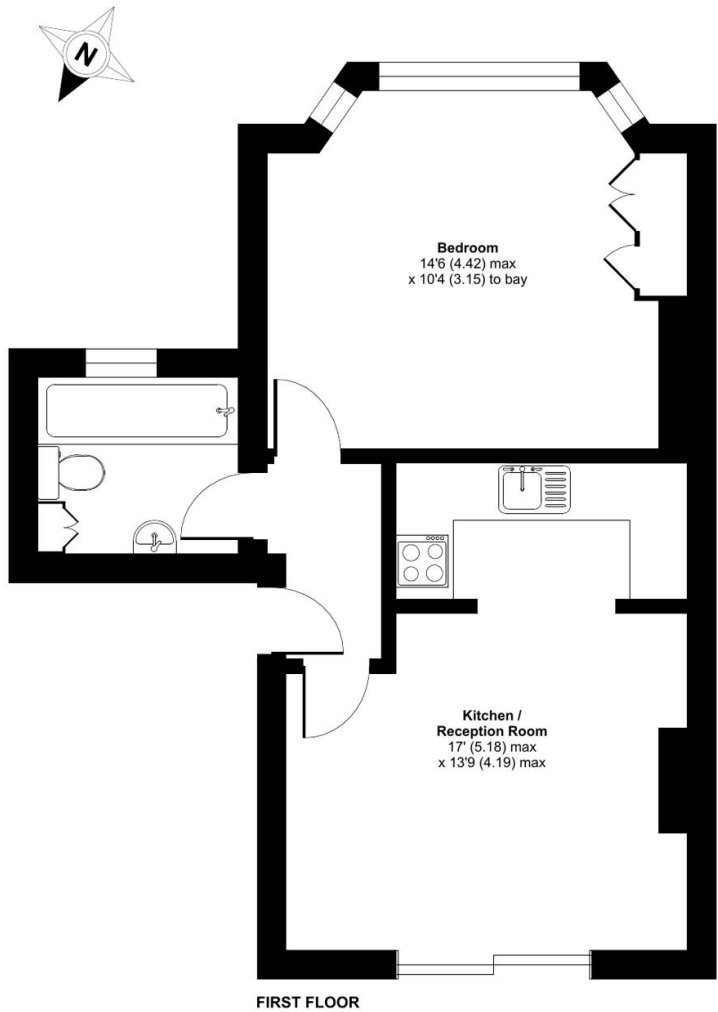


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Junction Road, London, N19

Approximate Area = 469 sq ft / 43.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

Guide Price:	£390,000
Tenure:	Share of Freehold Expires 31/12/2981 Approximately 958 Years Remaining
Service Charge:	Nil Building Insurance: approx. £550 pa

Viewings:

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

Our reference: DMP230381

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