



Ward Road, Tufnell Park, N19

Guide Price: £325,000

 Benham
& Reeves

Ward Road, Tufnell Park, N19

 1 Bedroom  1 Bathroom  Leasehold

A one bedroom apartment situated on the ground floor of this purpose built block in Tufnell Park.

The property requires updating providing an incoming purchaser the opportunity to create a home tailored to their needs.

The accommodation comprises a 13'4 South facing reception room, spacious double bedroom with fitted wardrobes, kitchen and bathroom.

Ward Road is a peaceful residential turning perfectly placed for access to the excellent mix of independent retailers and high street brands along Fortress Road, Junction Road and Holloway Road. Tufnell Park underground station (Northern Line) is located less than 350 metres away and the rolling acres of Hampstead Heath are within easy reach.

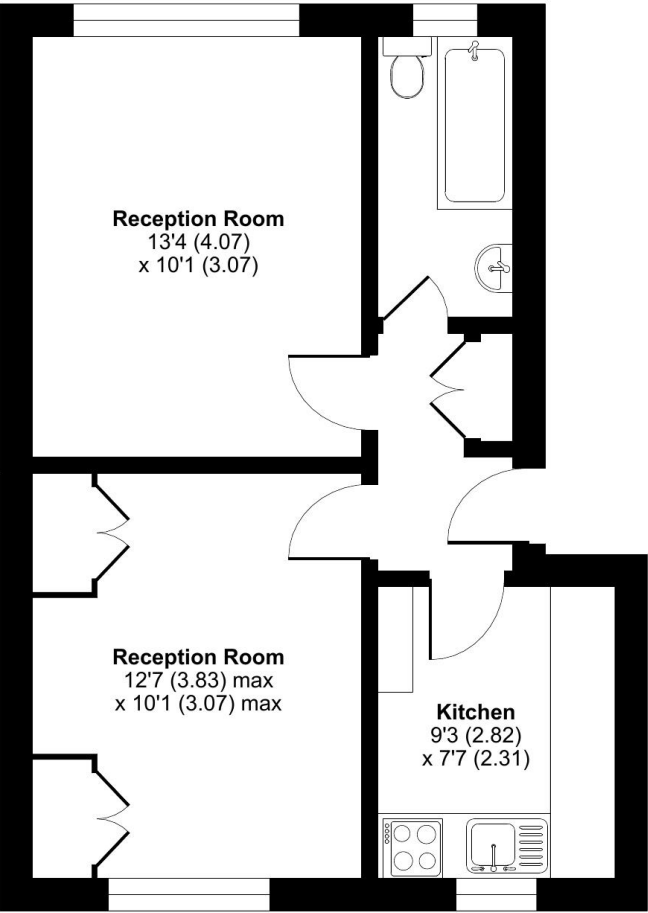
- Double Bedroom
- Bathroom
- Reception Room
- Kitchen
- Residents Parking
- Chain Free






Ward Road, Dartmouth Park, N19

Approximate Area = 442 sq ft / 41 sq m
For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(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:	£325,000
Tenure:	Leasehold Expires 29/09/2962 Approximately 938 Years Remaining
Ground Rent:	£56.00 (per annum) 2024
Service Charge:	£1,922.00 approx. (per annum) 2024

Viewings:

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

Our reference: DMP240012

T: 0207 319 9660
E: dartmouthpark.sales@benhams.com
W: www.benhams.com

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