



Tufnell Park Road, London, N7

Guide Price: £650,000

 Benham
& Reeves

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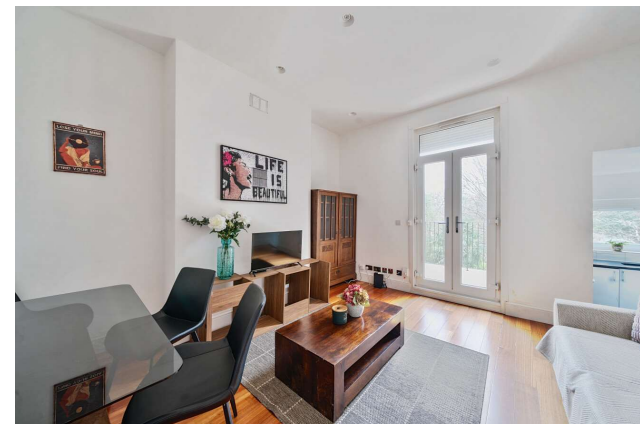
 2 Bedroom (s)  1 Bathroom  Share of Freehold

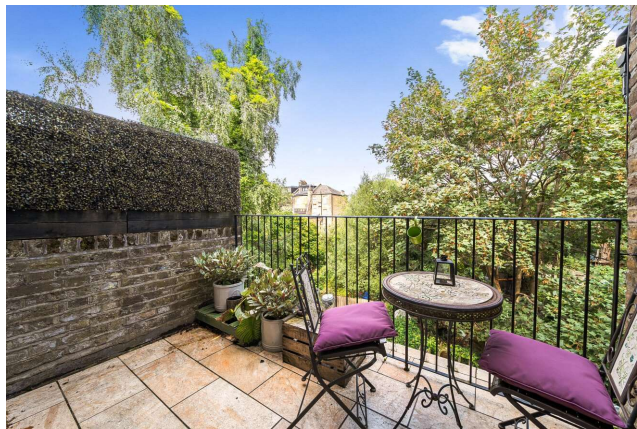
An immaculately presented two double bedroom first floor apartment with private roof terrace set within this beautifully maintained Victorian conversion, located in the sought after Tufnell Park. This elegant home, loved and cared for by the same family for 24 years, offers a perfect blend of period charm and modern living.

Great transport links: Tufnell Park (Northern Line) and Holloway Road (Piccadilly Line) stations are both within easy reach, as are bus routes to the West End and the City. King's Cross & St. Pancras International stations are just a quick ride away.

Family-Friendly Neighbourhood: A popular area for young professionals and families, with a selection of top-rated state and independent schools, including the bilingual French-English school in nearby Kentish Town.

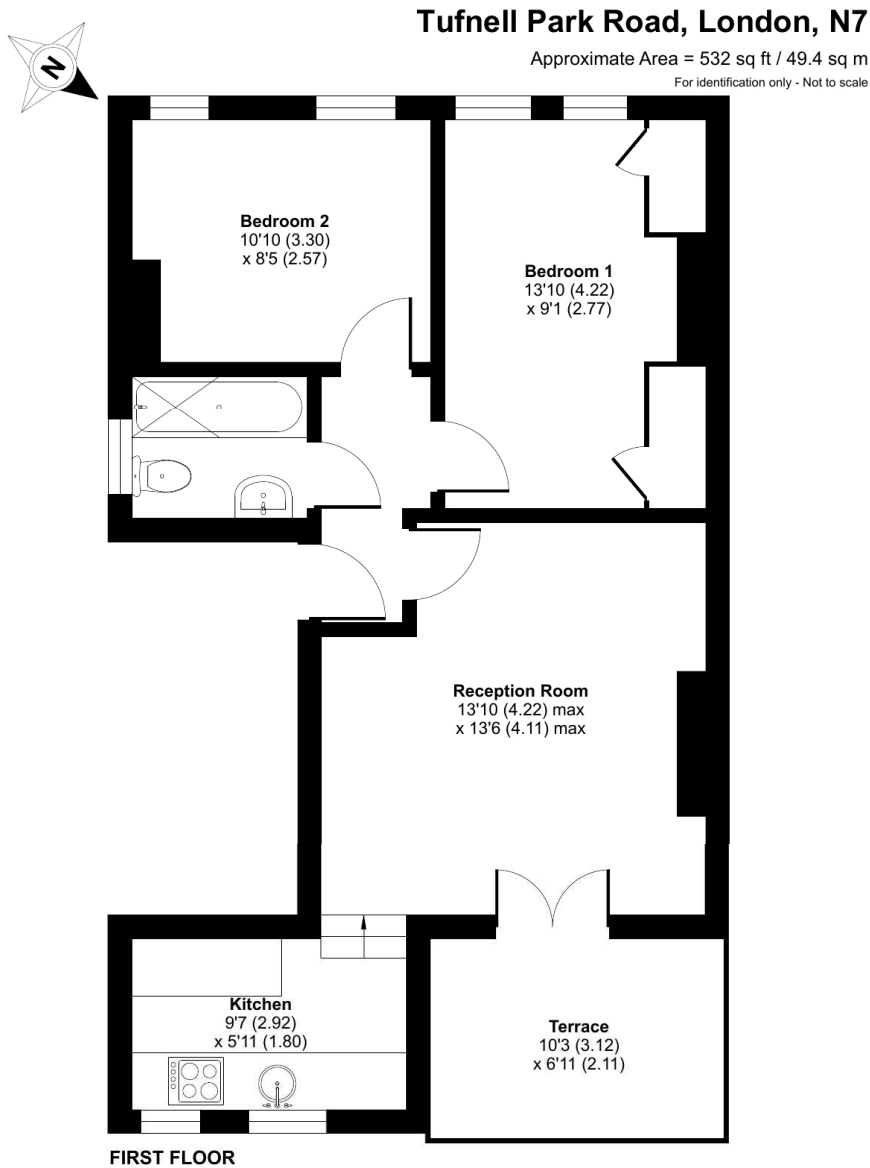
Close to Nature: The wide-open spaces of Hampstead Heath and Waterlow Park as well as tennis courts, outdoor gym and football/cricket field on Tufnell Park Playing Fields are within easy reach for weekend walks, picnics and outdoor activities.





Property Features:

- First Floor Flat
- Semi-Detached Victorian Conversion
- Two Double Bedrooms, each with 2 large windows
- Bathroom with large window and Jacuzzi bathtub
- Reception Room with double glazed patio doors leading to a spacious roof terrace
- Contemporary Fitted Kitchen
- High Ceilings
- Double Gazed Throughout
- Storage space inside the flat
- Bike/Buggy storage inside the building
- Residents Parking
- Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(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:	£650,000
Tenure:	Share of Freehold Expires 28/12/2179 Approximately 154 Years Remaining
Service Charge:	£840.00 (per annum) £70 per month maintenance cost
Anticipated Rent:	£2,500.00 pcm Approx. 4.6% Yield

Viewings:

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

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