



Bardolph Road, Tufnell Park, N7

Asking Price: £595,000

 Benham
& Reeves

Bardolph Road, Tufnell Park, N7

Benham
& Reeves

 2 Bedrooms  1 Bathroom  Share of Freehold

An immaculately presented garden apartment arranged over the entire lower ground floor of this attractive period conversion in Tufnell Park.

Accessed via a private entrance, this spacious property comprises an impressive bay fronted reception room opening to a contemporary fitted kitchen, a fully tiled bathroom and two bedrooms providing direct access to the private and secure 40' south-west facing rear garden.

Located in this peaceful enclave of residential turnings, Bardolph Road is perfectly placed for easy access to the eclectic mix of independent retailers and high street brands found along Fortress Road and Holloway Road. The wide open spaces of Finsbury Park and Hampstead Heath are within easy reach, as are excellent transport links including Tufnell Park underground station (Northern Line) and Caledonian Road station (Piccadilly Line) providing a quick link to Kings Cross & St Pancras International station.



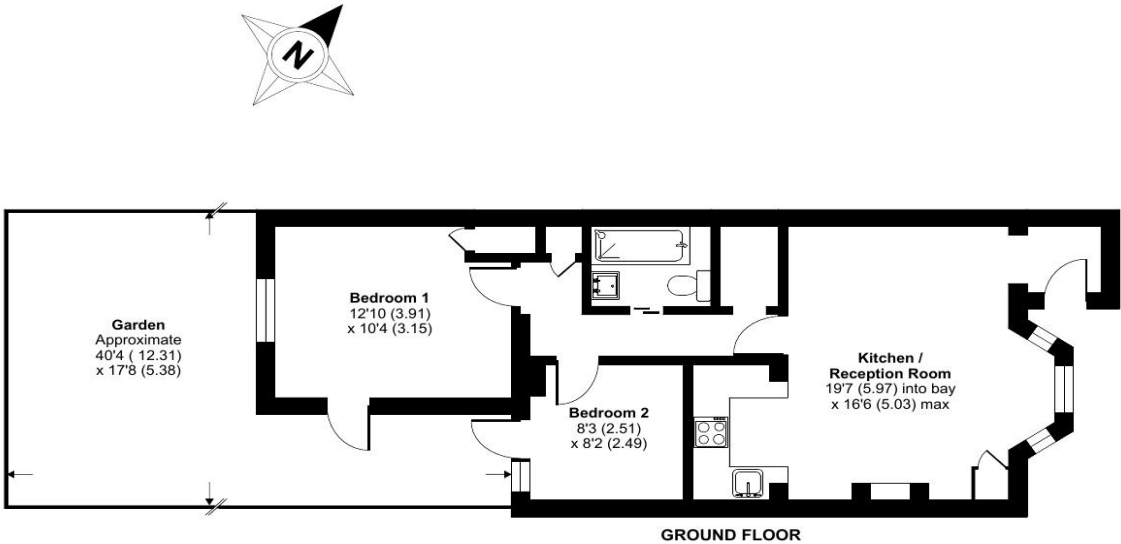


Property Features:

- Two Bedrooms
- Bathroom
- Reception Room
- Contemporary Kitchen
- Private Entrance
- 40' Rear Garden
- Residents Parking

Bardolph Road, London, N7

Approximate Area = 606 sq ft / 56.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	71	80
(81-91) B		
(69-80) C		
(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.

Asking Price:	£595,000
Tenure:	Share of Freehold Lease Expires 01/01/2113 Approximately 88 Years Remaining
Ground Rent:	Nil
Service Charge:	Nil Building Insurance £554.00 approx. (per annum) Due July 2024

Viewings:

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

Our reference: DMP240009

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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

