



Ward Road, Tufnell Park, N19

Guide Price: £415,000

 Benham
& Reeves

Ward Road, Tufnell Park, N19

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An immaculately presented apartment situated on the first floor of this purpose built block in Tufnell Park.

The accommodation comprises a 13'9 South facing reception room, spacious double bedroom, stylish fitted kitchen with white high gloss units and breakfast bar and a contemporary tiled shower room.

Ward Road is a peaceful residential turning perfectly placed for access to the excellent mix of independent retailers and high street brands along Fortess 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
- Shower Room
- Reception Room
- Kitchen/Breakfast Room
- Residents Parking
- Chain Free

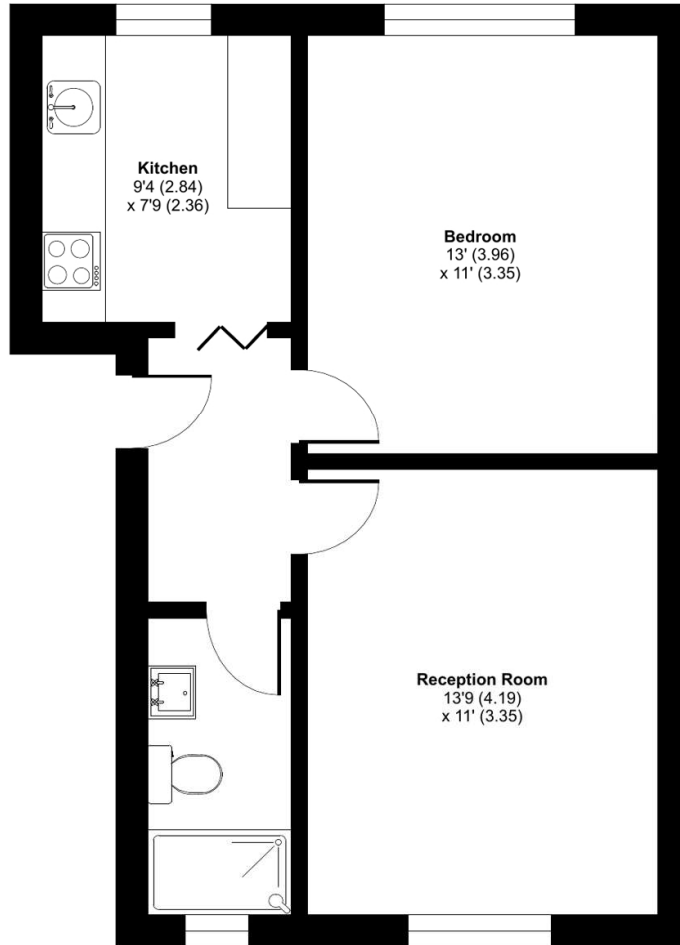


Ward Road, Tufnell Park, N19



Fisher House Ward Road, London, N19

Approximate Area = 472 sq ft / 43.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£415,000
Tenure:	Leasehold Expires 29/09/2962 Approximately 938 Years Remaining
Ground Rent:	£36 (per annum) 2023
Service Charge:	£2,194 approx. (per annum) 2023
Anticipated Rent:	£1,750 pcm Approx.5.1 % Yield

Viewings:

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

Our reference: DMP230206

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