



# Tufnell Park Road, London, N7

Asking Price: £689,500

Benham  
& Reeves



# Tufnell Park Road, London, N7

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

An immaculately presented apartment arranged over the entire first floor of this beautifully maintained Victorian conversion in Tufnell Park.

Flooded with natural light, the accommodation comprises an attractive reception room with double glazed patio doors opening directly to the rear roof terrace offering wonderful garden views, a stylish fully fitted kitchen with white high gloss units, principal bedroom with full length fitted wardrobes, a further double bedroom and a fully tiled bathroom with a large window and a Jacuzzi bathtub.

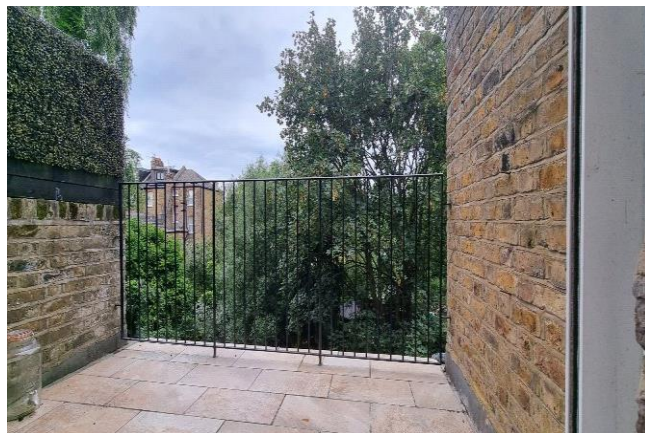
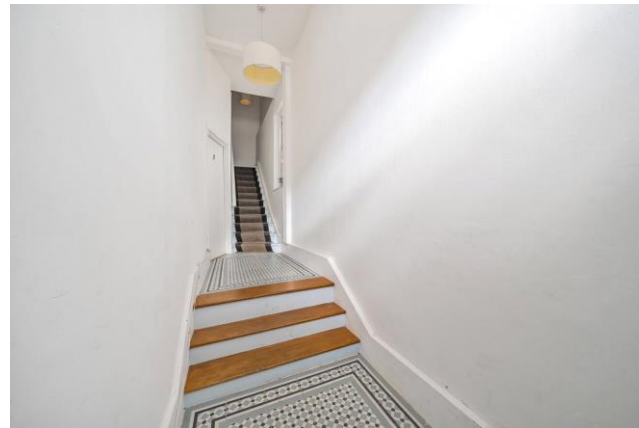
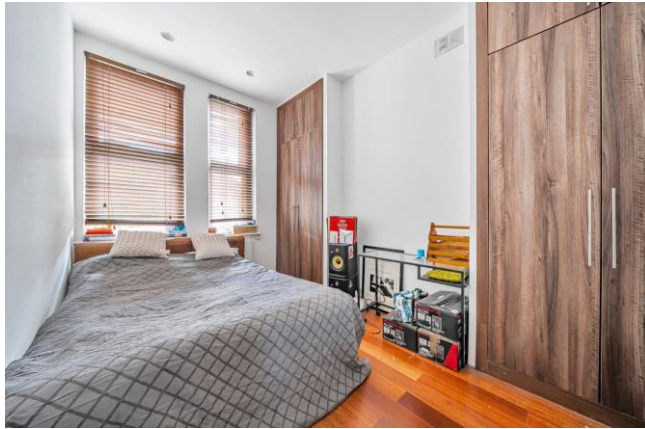
This wonderful apartment stands out with its high ceilings, large double-glazed windows and doors, the outdoor space as well as its well-proportioned layout that maximises the use of available space. There is sufficient storage space for a small family along with secure bike storage inside the building.

Tufnell Park Road is perfectly placed for access to the excellent mix of high quality independent retailers, pubs, wine bars, restaurants and high street brands along Fortress Road, Junction Road and Holloway Road.

The neighbourhood attracts a good mixture of young professional couples and families due to its convenient transport links, the peaceful setting and a wealth of good state and independent schools and nurseries in Tufnell Park and the French-English bilingual school in nearby Kentish Town.

The wide open spaces of Hampstead Heath are within easy reach, as are excellent transport links including bus routes to the West End and the City along with Tufnell Park underground station (Northern Line) and Caledonian Road station (Piccadilly Line) providing a quick link to Kings Cross & St. Pancras International stations.

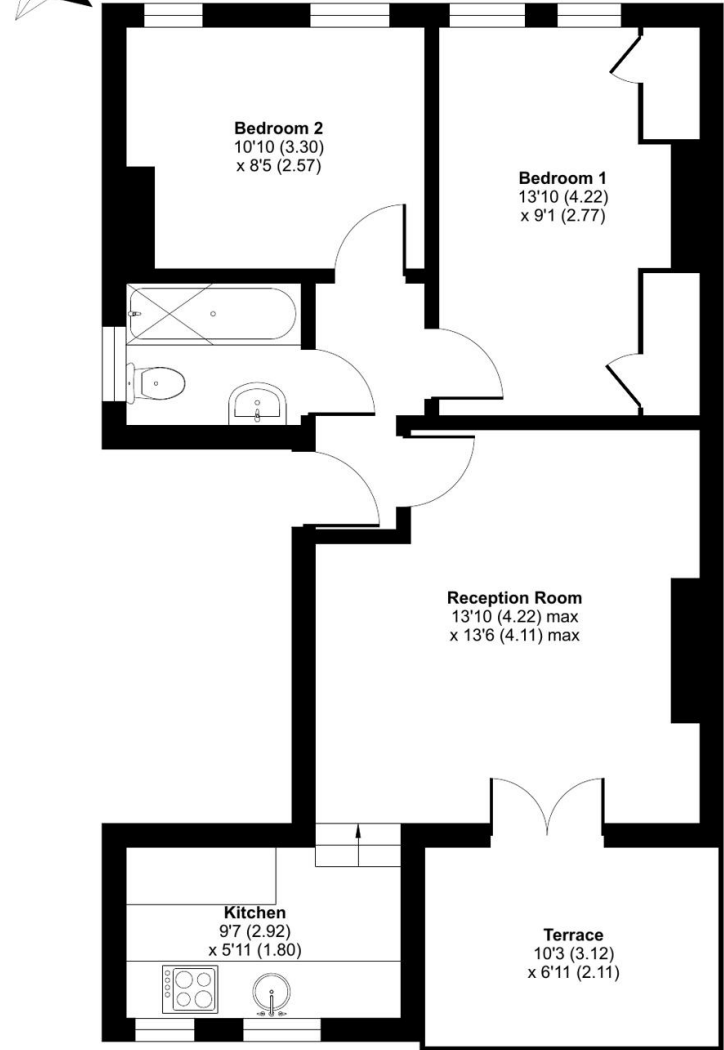




## Property Features:

- First Floor Flat
- Semi-Detached Victorian Conversion
- Two Double Bedrooms, Each With 2 Large Windows
- Bathroom With A Large Window And Jacuzzi Bathtub
- Reception Room With Double Glazed Patio Doors 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

**Tufnell Park Road, London, N7**  
 Approximate Area = 532 sq ft / 49.4 sq m  
 For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benham & Reeves. REF: 1183574



## Terms & Conditions:

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

Asking Price:	£689,500
Tenure:	Share of Freehold Expires 28/12/2179 Approximately 155 Years Remaining
Service Charge:	£840.00 (per annum) £70 per month maintenance cost

## Viewings:

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

Our reference: DMP240331

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W: [www.benhams.com](http://www.benhams.com)

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