



# 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 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.

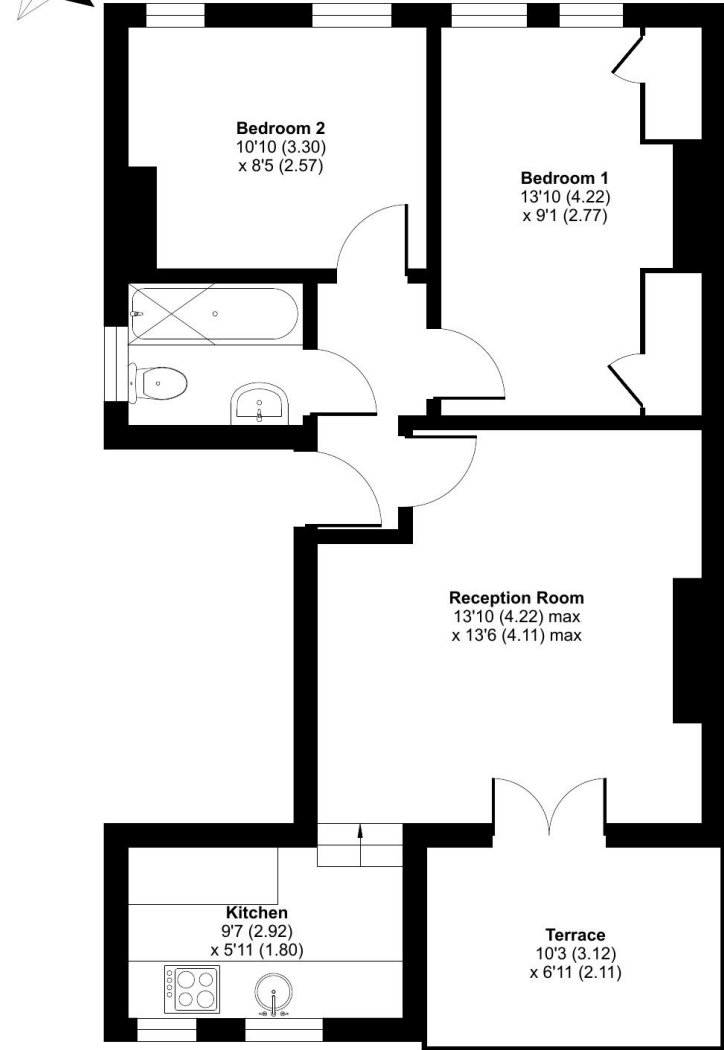




## Property Features:

- 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

**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	



## 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

T: 0207 319 9660

E: [dartmouthpark.sales@benhams.com](mailto:dartmouthpark.sales@benhams.com)

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

