



Tufnell Park Road, Tufnell Park, London, N7

Asking Price: £340,000

Leasehold

Tufnell Park Road, Tufnell Park, London, N7

This naturally bright and recently modernised apartment offers fabulous living space of approximately 539 SQFT, comprising a well laid out reception room with Patio door to a balcony, a very spacious & modern fitted kitchen with a range of wall and base units finished with Roll-top work top surface, spacious double bedroom with room for freestanding furniture and fully tiled contemporary bathroom suite with traditional full length bath, wash basin and W.C. Further benefits include engineered wood flooring, gas central heating, double glazed windows and further built in storage space.

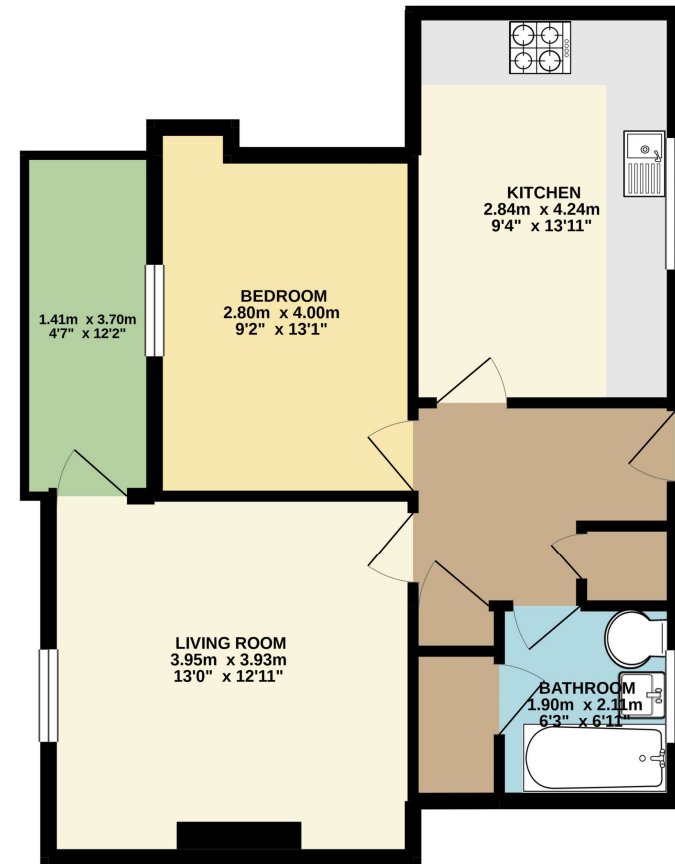
This wonderful apartment is set within a secure purpose built block with modern entry system, centrally placed passenger lift and well maintained communal surrounding grounds.

Residents of Hollins house benefit from being moments from both Tufnell Park High Street and Upper Holloway Road with their range of amenities including, organic food shops, bakery, independent coffee shops and ice cream parlour with further supermarkets including Waitrose and Morrisons, all within easy walking distance.

Tufnell Park Underground Station is just 12 minutes' walk (Google) providing links to both branches of the Northern Line. Upper Holloway Overground Station, Finsbury Park Station (Victoria, Piccadilly and Main Line) Holloway Road Underground Stations (Piccadilly Line) plus many bus routes are also within easy reach, all providing fast access into and around Central London.

- Leasehold
- One Double Bedroom
- CIRCA 50.0SQM - 539SQFT of Living Space
- Modern Fully Fitted Kitchen
- Contemporary Three Piece Bathroom Suite
- Private balcony
- Passenger Lift

4TH FLOOR
50.0 sq.m. (539 sq.ft.) approx.



TOTAL FLOOR AREA: 50.0 sq.m. (539 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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