

## 2 Bed Flat In Tufnell Park Road , London, N7 0DP

£725,000





## SHORT DESCRIPTION

Property Ref: 16041 This immaculate fourth-floor lateral apartment, located in a secure modern development, boasts a clean, contemporary design. With an expansive reception-kitchen and two large bedrooms, the property comes with a private balcony with views of the city. Tufnell Park Road is a quiet road moments from the bustle of nearby Holloway Road. The property is well located for the many services and transport links of Holloway Road and Tufnell Park and is in close proximity to the restaurants and amenities of neighbouring Highgate and Tufnell Park. A number of excellent gastro-pubs are also in close proximity. A large Waitrose and Partners is conveniently located nearby, with a recently updated Odeon Luxe cinema right on your doorstep. For outdoor recreation, Whittington Park is a 10-minute walk away, and both Hampstead Heath and Finsbury Park are walkable in under 30 minutes. Holloway Road, Tufnell Park, and Caledonian Road stations are a 10-minute walk away, offering direct underground services to central London. The area is also well connected for buses that run into central London and neighbouring Islington, Archway and Hampstead. Viewing appointments have to be arranged through the 99home online viewing system. To learn more, including scheduling an appointment, call our sales team now. Property Type: Flat Full selling price: £725000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 115 Yearly Ground Rent Cost: £300.00 Yearly Management Cost: £1235.00 Council tax band: E EPC rating:C Measurement:816 sq.ft. Outside Space: Balcony Parking: On street Heating Type: Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

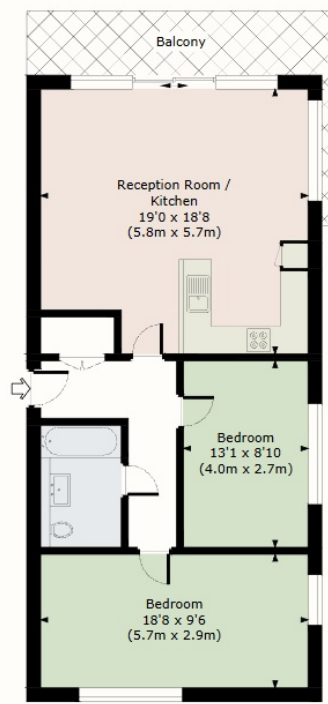
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



FOURTH FLOOR

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	74 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

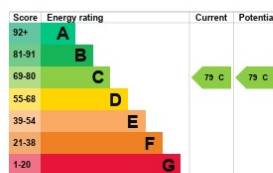
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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