



Campdale Road, London, N7
£1,195pcm

Properly ✓

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Property Description

***ALL BILLS INCLUSIVE: WATER, COUNCIL TAX, GAS AND ELECTRICITY) ***

Tenants will need to pay for Internet and Sky/Netflix (optional)

Located on a quiet residential street in the heart of Tufnell Park, is this studio on the lower ground of a period conversion. It has sensational open-plan living spaces which will suit a single or a couple of Tenants.

Internal accommodation measures approximately 211 sq ft. This expansive space is finished with wood flooring. The kitchen features white cabinetry spaces from floor to ceiling and is finished in a laminate wood finish. Modern appliances include a tumble dryer. The apartment is strategically located with access to independent establishments — artisanal coffee shops, restaurants, a bakery, greengrocers and more. The amenities of Kentish Town, Camden Town, and the trendy Coals Drops Yard in Kings Cross are all within close range.

Tufnell Park station (Northern Line) is seconds away, and numerous buses (134, 390, and 4) provide speedy access to the City and the West End. Gospel Oak overground station (links to Stratford, Richmond, and Clapham Junction) is within walking distance, and St Pancras International, for Thameslink and Eurostar, is just a few stops away. The famous Hampstead Heath is situated to the West. It is a wild park of woodland and meadow that sprawls over 800 acres, boasting undulating walks, bathing ponds, a lido, tennis courts, and a weekend farmers market.

EPC Rating: D



Key Features

- ✓ Available 27th of July 2022
- ✓ All bills Included (Water, Gas, Electricity and Council Tax)
- ✓ Tenants will need to pay for Internet and Sky/Netflix (optional)
- ✓ Wood Flooring
- ✓ Lower ground floor
- ✓ EPC Rating D
- ✓ Excellent Landlord
- ✓ Kitchen appliances include washing machine, 2 electric hobs and a fridge with a mini freezer compartment
- ✓ Great for a single or couple of tenant(s)
- ✓ Close to Tufnell Park station



External Areas

Permit

1 Parking Space

Permit Parking can be applied via Islington Council







Lower Ground Floor

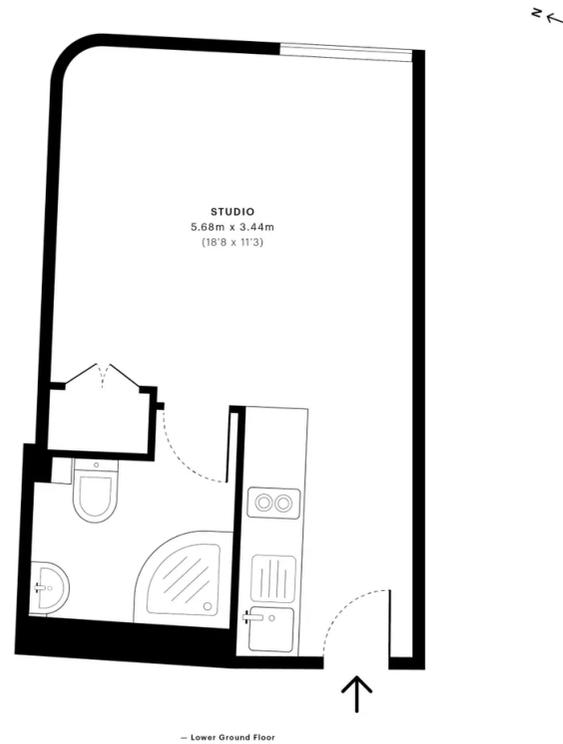


Campdale Road, N7

CAPTURE DATE 06/07/2020 LASER SCAN POINTS 6,687,970

GROSS INTERNAL AREA

19.51 sqm / 210.00 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
19.51 sqm / 210.00 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements, restricted head height
18.37 sqm / 197.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 19.30 sqm / 207.74 sqft
IPMS 3C RESIDENTIAL 18.66 sqm / 200.85 sqft

spec id: 5df84d2104a34a0a3e8b4c3c

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07539828131

kurt.gonzales@properly.space

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