



Anson Road, N7 0RB

Guide Price **£410,000**

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Anson Road

London, N7 0RB

We are pleased to present this desirable, ground floor, Tufnell Park flat. The property comprises 436 square feet of living space, two double bedrooms, an open plan kitchen/reception and a family bathroom. The flat benefits from double glazing, underfloor heating and is being offered for sale with no onward chain. The property also has access to a large, tree-lined communal garden. Anson Road is a stone's throw from Tufnell Park Primary School and within walking distance of Whittington Park, Holloway Road (Piccadilly Line) and Tufnell Park (Northern Line) underground station. A wealth of local shops, bars, cafe and restaurants are located nearby.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Family bathroom
- Ground floor
- Chain free
- Leasehold
- Open plan kitchen / reception
- 436 sqft / 40.5 sqm
- 2 bedrooms
- Communal garden



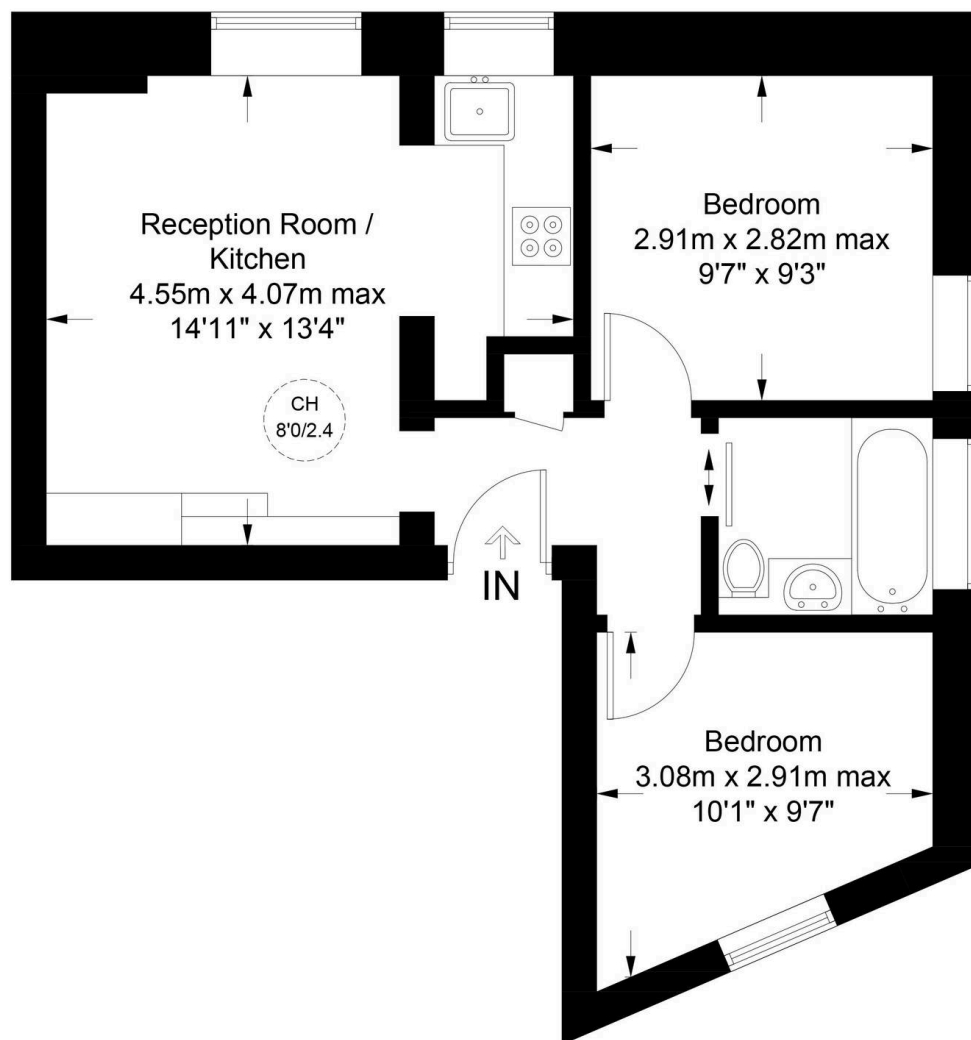




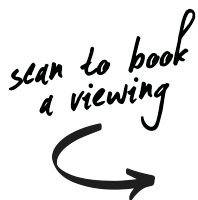
Anson Road, N7

Approximate Gross Internal Area = 436 sq ft / 40.5 sq m

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Lower Ground Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID988845)

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as been exercised in the
of these particulars,
but the property must not be
as representations of
fact. Prospective applicants
and rely upon their own
those of professional
s. David Andrew Estates
liability for any error contained

in these particulars.

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