



Tufnell House, Pleasant Place, N1 2BY

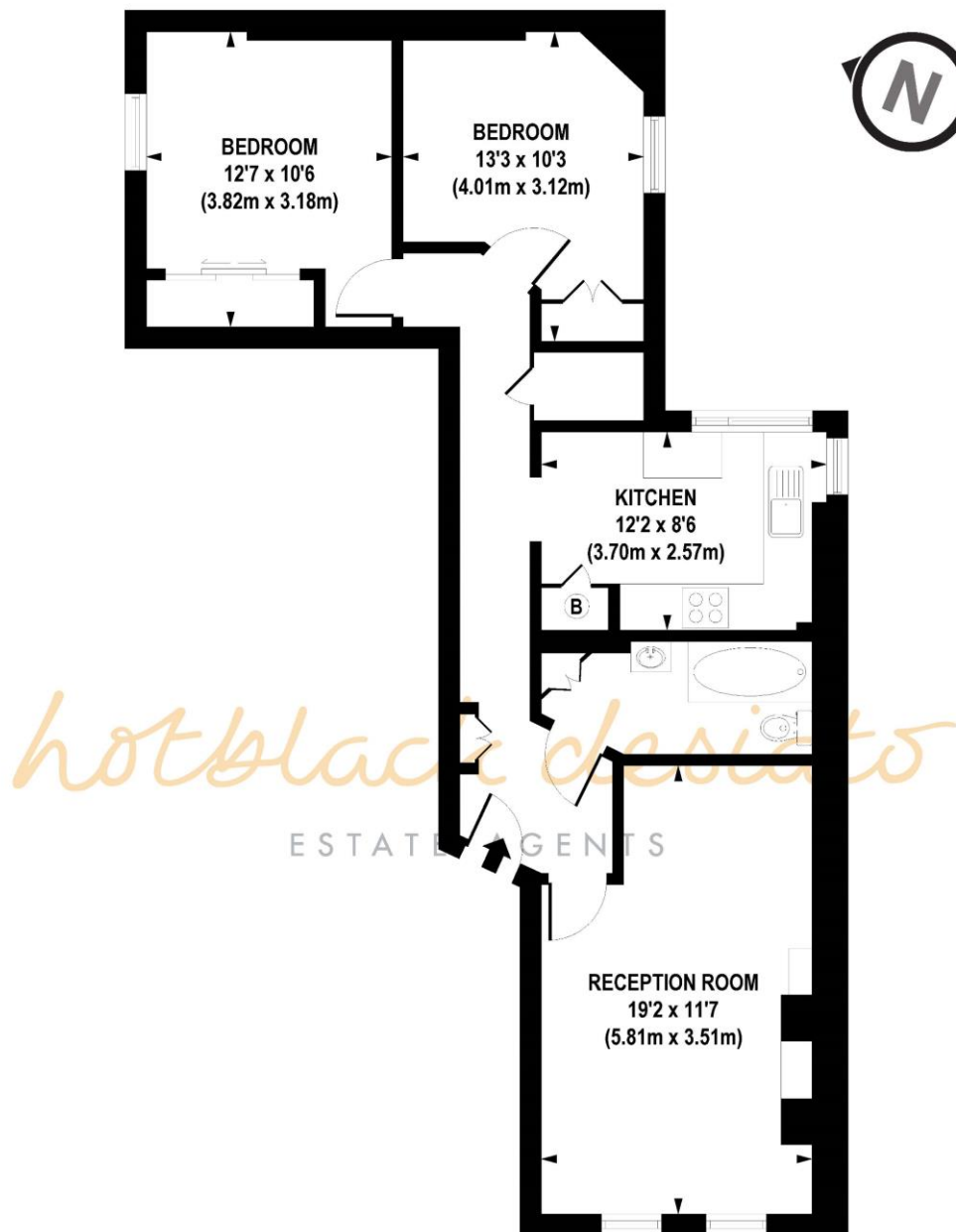
Asking Price: £775,000 Leasehold

2 Total Bedrooms | 1 Reception Room | 1 Bathroom

A stunning two bedroom, third floor apartment set within an attractive Victorian mansion block. The accommodation comprises of a separate modern fitted kitchen and reception room which is flooded with natural light, two spacious double bedrooms and a modern bathroom. With many improvements made by the current vendor, this is a fantastic opportunity to acquire a fantastic apartment in a prime location.

- Leasehold 90 years
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- 767 Approx Sq Ft
- Service charge £2,087 pa
- Ground rent peppercorn.





THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 767 sq. ft / 71.24 sq. m

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating	
Current	Potential
80	82
Not energy efficient - higher running costs (G) (F) (E) (D) (C) (B) (A) (A+) (A++) Very energy efficient - lower running costs	
England, Scotland & Wales 2008/2018 EPC EU Directive	

