

**Drivers
& Norris**

EST. 1852



Littlefield Close, Tufnell Park, Islington, London, N19

Offers in excess of: £500,000

Leasehold

A beautifully presented Two Double Bedroom Maisonette offering approximately 873 SqFt of internal living space, located on a quiet residential turning in the heart of Tufnell Park close to a range of amenities, easy reach of Hampstead Heath and just 2 minutes' walk from Tufnell Park Underground Station (Northern Line).

- Two Double Bedroom Maisonette
- Private Entrance
- Approximately 873 SqFt of Internal Living Space
- Offered In Good Decorative Order
- Spacious Reception Room
- Home Office Space
- Fitted Eat-In-Kitchen
- Double Glazed Windows
- 2 Minutes' Walk To Tufnell Park Underground Station (Google)

Littlefield Close, Tufnell Park, Islington, London, N19

Property

Offered to the market in wonderful decorative order, this naturally light and spacious end-of-terrace property is entered through a private front door and offers flexible living accommodation spanning the second and third floors of a purpose built development. The second floor comprises of spacious reception room with cleverly designed home office room, cloakroom W.C and spacious eat-in-kitchen with selection of wall and base units and lots of food preparation space. Ascending to the third floor, both bedrooms offer fabulous space for free standing furniture and offer built in storage space whilst the adjacent fully tiled bathroom gives way to bath tub and wash basin. The property further benefits from gas central heating and double glazed windows.

Littlefield close is perfectly placed for easy access to a range of amenities running along Tufnell Park High Street including supermarket, organic food shops, eateries and cafés. Vibrant Kentish Town, Camden Town and Highgate Village are also a short ride away offering a further selection of restaurants, live music events and leisure facilities. Tufnell Underground Station is just 2 minutes' walk (Google), providing links to both branches of the Northern Line.



TOTAL FLOOR AREA: 66.1 sq.m. (673 sq.ft.) approx.
 Whilst every effort 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 to guarantee

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.