



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## HORSENDEN HOUSE TUFNELL PARK



**SOLD**

**REF: 382122**

### **1 Bed, Purpose Built Apartment, Private Balcony & Communal Garden, Permit Parking**

One Double Bedroom - First Floor - Buzzer Entry System - Large Reception Room - Private Balcony - Double Glazed

Ludlowthompson. N7. Bright and spacious, first floor, purpose built apartment. Comprising good sized reception, double bedroom, kitchen, bathroom, separate wc and private balcony. Benefiting from central heating, double glazing, a buzzer entry system and communal gardens. Located within walking distance of Tufnell Park Station (Zone 2, Northern Line) off the desirable Hilldrop Road. Offered to the market on a sole agency basis, chain free with a long lease. This would make an ideal first time p... [continued below](#)

**Train/Tube** - Kentish Town, Caledonian Rd, Camden Road, Tufnell Park

**Local Authority/Council Tax** - Islington

**Tenure** - Leasehold

**ludlowthompson**



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH  
T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# HORSENDEN HOUSE TUFNELL PARK



Reception



Kitchen



Bedroom



Bathroom



Balcony



Communal Garden



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH  
T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

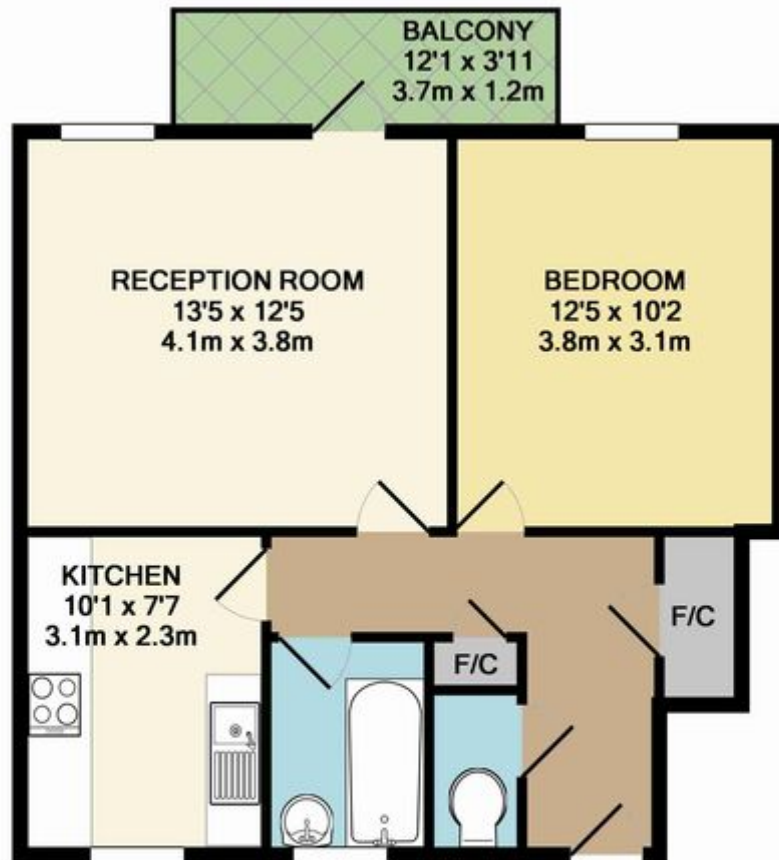
# HORSENDEN HOUSE TUFNELL PARK



Hilldrop Road



# HORSENDEN HOUSE TUFNELL PARK



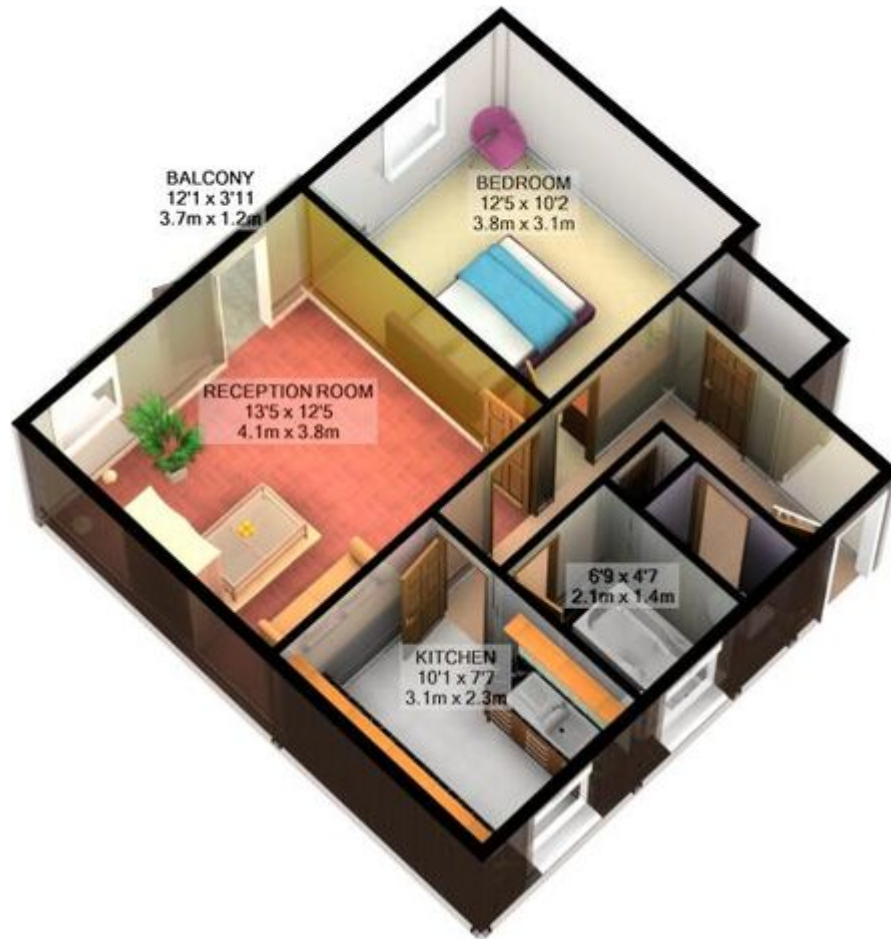
TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2012

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



# HORSENDEN HOUSE TUFNELL PARK



TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2012

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# HORSENDEN HOUSE TUFNELL PARK



Ludlowthompson. N7. Bright and spacious, first floor, purpose built apartment. Comprising good sized reception, double bedroom, kitchen, bathroom, separate wc and private balcony. Benefiting from central heating, double glazing, a buzzer entry system and communal gardens. Located within walking distance of Tufnell Park Station (Zone 2, Northern Line) off the desirable Hilldrop Road. Offered to the market on a sole agency basis, chain free with a long lease. This would make an ideal first time purchase or buy to let investment. To arrange a viewing please call Ludlow Thompson Finsbury Park Office.

Reception - 4.09m x 3.78m (13' 5" x 12' 4")

Wooden floor, radiator, double glazed window to front, door to balcony.

Kitchen - 2.31m x 3.03m (7' 6" x 9' 11")

Fitted base and wall units, space for oven and hob, stainless steel sink and drainer, space and plumbing for washing machine and fridge freezer, double glazed window to rear.

Bedroom - 3.10m x 3.72m (10' 2" x 12' 2")

Wood flooring, built in wardrobe, radiator, double glazed window to front.

Bathroom - 1.4m x 1.97m (4' 7" x 6' 5")

Lino flooring, panel enclosed bath with wall mounted shower, pedestal wash basin, double glazed window to rear. Separate W.C in hall.

Balcony - 1.2m x 3.68m (3' 11" x 12')

## Tenure Details

Tenure - Leasehold

Lease Expires - 104 years

Service Charges - £53.03 per month

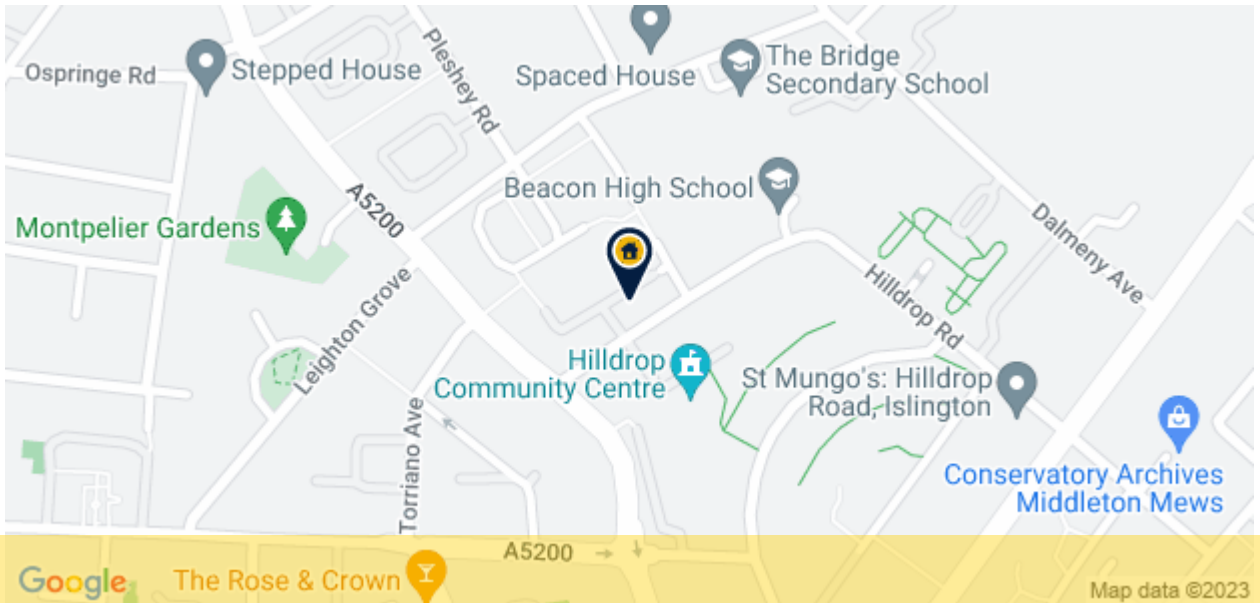
Ground Rent - £10 per year



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# HORSENDEN HOUSE TUFNELL PARK



CALL 020 8981 2670

REF: 382122

## When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 382122

## DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.