



DRIVERS & NORRIS  
PROPERTY & SO MUCH MORE

2 Bedroom Apartment  
£500,000

Bardolph Road, London, N7 0NJ

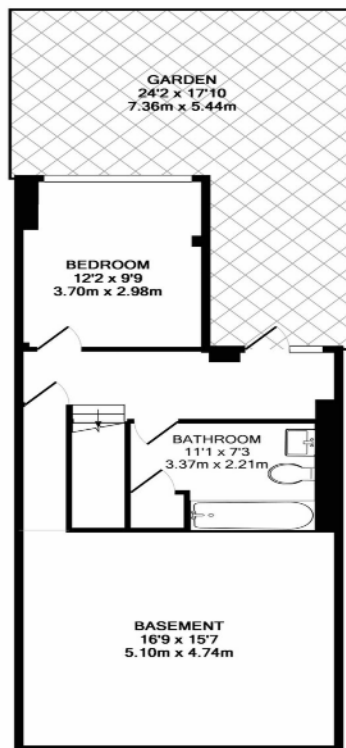
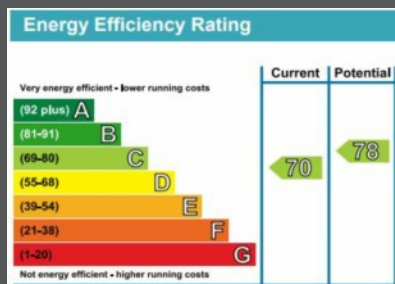
# Key Features:

- Fabulous Victorian Conversion
- One / Two Bedroom
- Large Reception Room
- Period Features
- Separate Kitchen & Living Room
- Private Garden Area
- Undemised Basement With Sole Access
- Potential To Extend (STPP)

## Information

Tenure: Leasehold -

Council Tax: Band - TBC



GROUND FLOOR  
APPROX. FLOOR  
AREA 582 SQ.FT.  
(54.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

BARDOLPH ROAD, N7  
TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.4 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Plans prepared by CHA CHAN Limited. Made with Metropix 60018





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A beautifully presented light filled Two Bedroom Garden Apartment tucked away in a quiet enclave in Tufnell Park moments from transport links and within easy reach of Hampstead Heaths green open spaces.

Presented in excellent condition throughout this very spacious apartment set within a charming Victorian Conversion boasts a grand reception room/second bedroom with beautiful feature fireplace, period features and large bay sash window. To the first floor there is well proportioned living room that leads through to a separate fitted kitchen with some integrated appliances. The lower ground floor comprises of double bedroom with full width window, three piece bathroom suite and separate utility area with plumbing for washing machine and dryer. This wonderful property further benefits from having exclusivity to a section of the mature garden area with potential to extend (STPP). Furthermore the external of the building has just undergone major redecoration works.

Bardolph Road is a peaceful residential street within short walking distance to Tufnell Park High Street where there is a range of amenities including an organic food shops, bakery, independent coffee shops and ice cream parlour. Residents are perfectly place for access to a number of transport links including Upper Holloway Overground Station, access to the Northern Line at Tufnell Park Underground Station and Piccadilly Line at Holloway Road Underground Station.

There is an undemised basement room with restricted head height directly underneath the apartment with sole access through the property, this has potential to create further living space or remain solely for storage use (subject to freeholders consent). The basement area measures approximately 240 SQ.FT which should be deducted from the overall measurement displayed on the attached floorplan.





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Est 1852

## 0207 607 5001

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