

# MATTHEW JAMES

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93a Junction Road, Archway, N19 5QX

**Asking Price £435,000**

A lovely two bedroom conversion set on the first floor, benefiting from original features such as high ceilings throughout and huge sash windows. The flat features a modern kitchen and bathroom and good quality contemporary fixtures and fittings. It sits in a great location amongst the cafes and gastro pubs of Archway and is only a short walk away from Archway tube station. Share of Freehold



## First Floor

### Hallway

Dark wood flooring with a deep storage cupboard and large overhead storage space. Entry phone system.

### Living Room 14'0" x 11'11" (4.27 x 3.63)

A good sized lounge featuring a high ceiling with grand sash window and dark wood flooring, pendant light fitting, radiator, TV and media points.

### Kitchen 9'0" x 8'1" (2.74 x 2.46)



A range of white high gloss wall and base units with stainless steel fittings and dark wood effect work surfaces with perimeter splash back tiling. Appliances include a fan assisted oven/grill with four ring hob, washing machine, free standing fridge/freezer, stainless steel one and a half bowl sink and drainer with 'swan neck' mixer tap, a high ceiling, dark wood flooring, large sash window, Worcester Combi boiler, pendant light fitting and radiator.

### Bedroom One 11'6" x 10'6" (3.51 x 3.20)



A generous double bedroom featuring a high ceiling, large sash window with secondary glazing, radiator, pendant light fitting and dark wood flooring.

### Bedroom Two 10'6" x 6'10" (3.20 x 2.08)



Features include a high ceiling, a large sash window with secondary glazing, radiator, pendant light fitting, dark wood flooring and fitted wardrobes.

### Bathroom/WC



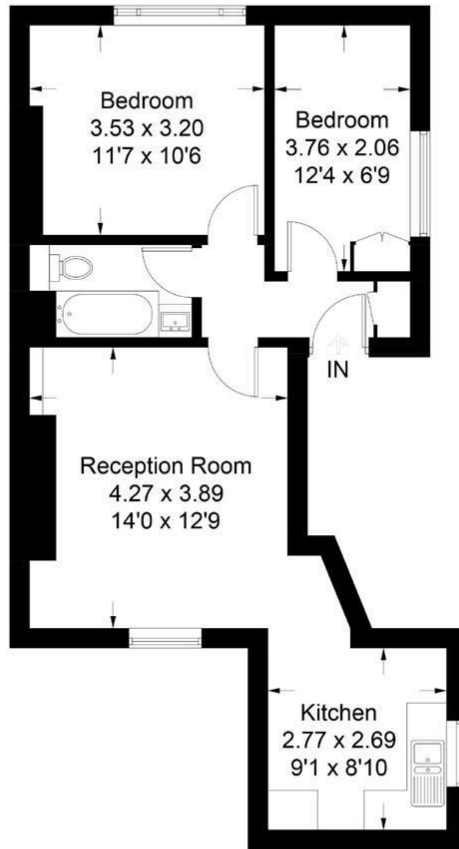
A white suite comprising of a panel enclosed bath with wall mounted shower fitting, wash basin mounted above a storage unit and low flush WC. Further features include a wall mounted mirror, chrome towel rail, dark grey ceramic floor tiling, white splash back wall tiling and radiator.

### Front Elevation

# Floor Plan

## Junction Road, Archway, London, N19

Approximate Gross Internal Area = 53.2 sq m / 573 sq ft



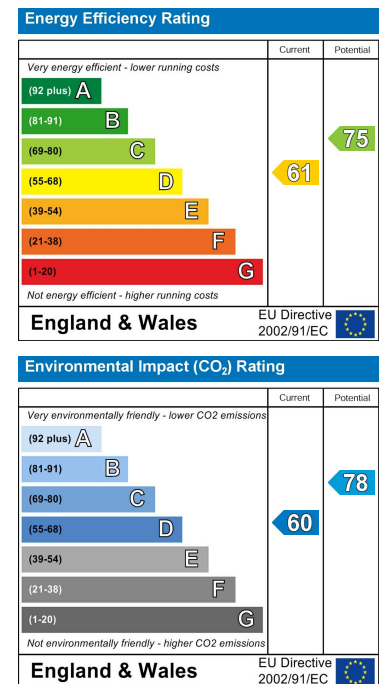
### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID564712)

# Area Map



# Energy Efficiency Graph



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