



## Opal 4

Tufnell Park Hall  
Corner Huddleston Road/Station Road  
London  
N7 0EG

**Tel.** +44 (0) 845 533 1973

**Email:** london4@opalstudents.com

**Price** £275/week



Shared Kitchen



Bedroom

Opal 4 is a modern student residence from an award winning student residence provider. Bell students stay in single ensuite rooms in a 5 bed roomed cluster flat. Kitchen, dining and lounge facilities are shared with other Bell students.

The accommodation is a short walk from Tufnell Park underground station (Northern line), numerous bus routes, supermarkets, restaurants, cafés, shops and bars. It is within easy reach of London's main attractions

### Residence Features

- 24 Hour security, CCTV and key fob entry
- Contents insurance included
- Common room with vending machines and large screen satellite TV
- Bicycle rack
- Laundrette

### Room Features

- Single bed, desk, chair, wardrobe, bed linen, ensuite toilet and wet room shower
- Free cable internet in all bedrooms (4mb). You will need to bring a network cable to connect your PC to the wall socket. Can be upgraded for an additional fee

### Cluster Flat Features

- Large spacious kitchen, lounge and dining area
- Kitchen with oven, hob, microwave, fridge freezer, toaster, kettle, iron & board and vacuum cleaner

### Cleaning arrangements

Your room is cleaned before you arrive and again at the end of your stay. You are responsible for cleaning your room while you are living at Opal 4. A vacuum cleaner and cleaning equipment is available in the residence. If you do not want to clean your room yourself, you can arrange to have your room cleaned by a cleaner for an additional cost of £15. You need to give 3 days' notice. Please contact the Accommodation Officer at Bell for further information. All cooking utensils, crockery and cutlery are supplied, but it is your responsibility to ensure that you leave the kitchen clean after you

have used it. Bed linen is provided at the start of your stay but you are responsible for washing it while you are staying at Opal 4. **Please note that towels are NOT provided.**

### Laundry

A laundry room with washing machines and dryers, ironing boards & irons is available on site.

### Smoking

Smoking is strictly prohibited anywhere in the building.

### Breakage and Damage

You are responsible for paying for any breakages and damage to furniture, equipment and decoration of the cluster flat or communal areas. Lost keys or key cards are replaced at your expense.



Ensuite bathroom



Common Room

### Guests

Guests are not allowed to stay overnight without prior authorisation from Opal management.

### Contract

It is a condition of residency that all students sign a contract on arrival. Please remember your accommodation starts on Sunday and ends on Saturday.

### Legal Liability

Neither Bell International nor Opal 4 are under any liability in respect of property belonging to a student which from any cause whatsoever may be damaged, lost or stolen whilst on Opal 4's premises.

### Location Map

