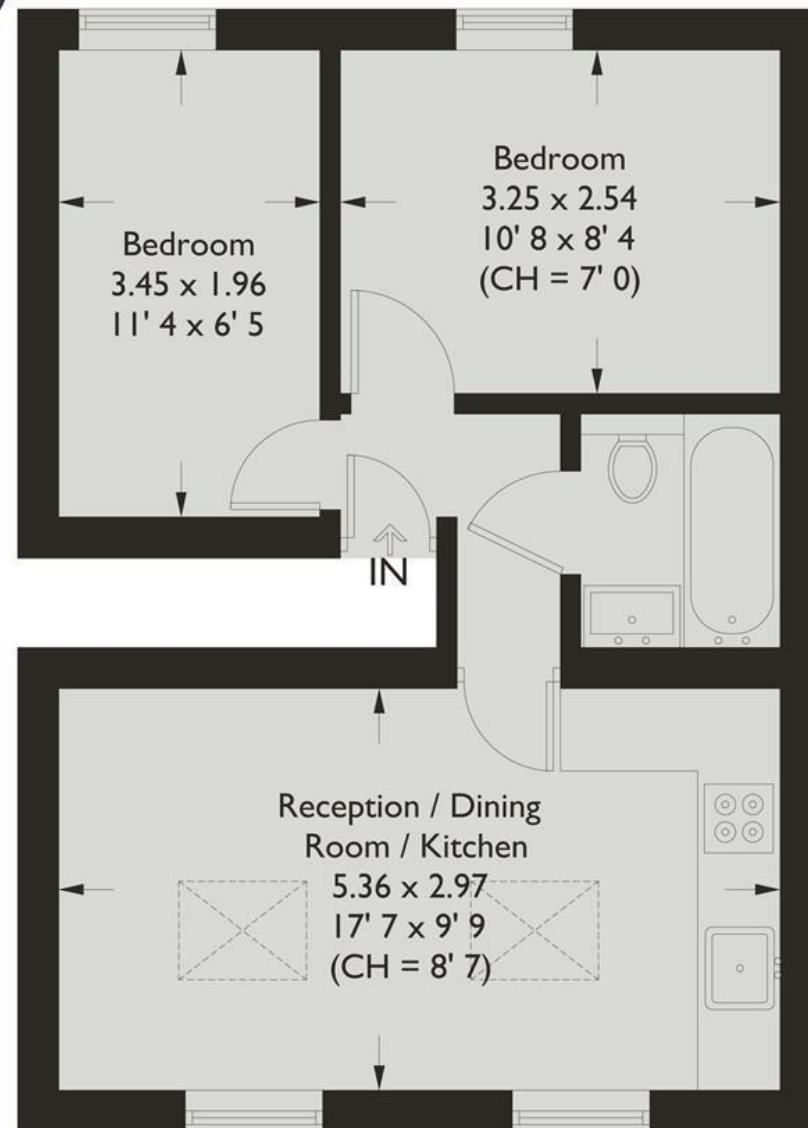




403 SqFt Interior



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

DAVIES & DAVIES ESTATE AGENTS

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0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

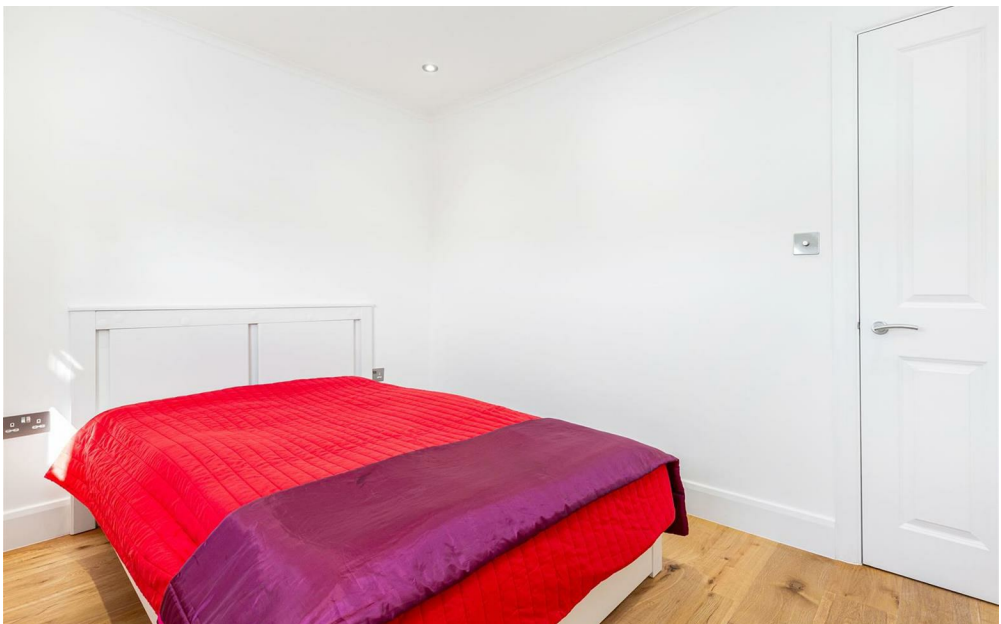
[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)



STROUD GREEN ROAD

2 BEDROOM | 1 BATHROOM | FLAT





## OUR FAVOURITE FEATURES:

- > NEWLY REFURBISHED
- > 125 YEAR LEASE
- > OFFERED CHAIN FREE

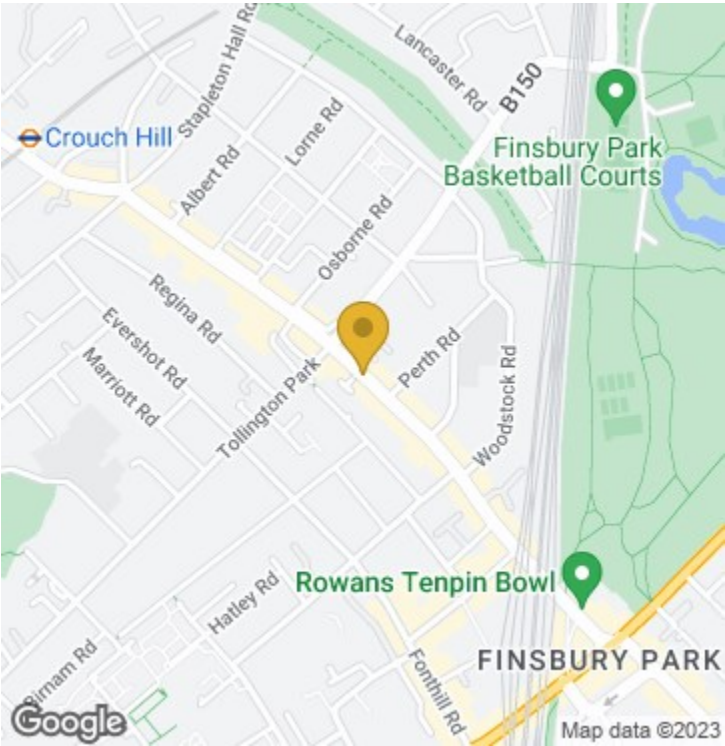
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- OFFERED CHAIN FREE
- 125 YEAR LEASE
- NEWLY REFURBISHED
- INTEGRATED APPLIANCES
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£359,000

Fresh white walls and laminate flooring presides throughout this attractive, two bedroom apartment residing across the top floor of this building. Boasting open plan living, fitted kitchen with integrated appliances and a short distance from Finsbury Park and green space.

Located in Stroud Green, you're surrounded by a covetable array of award winning eateries and independent shops on your doorstep. This freshly decorated two bed property is also situated a conveniently short walk from Finsbury Park Station - one of North London's most accessible transport links with Overground, Piccadilly and Victoria lines.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

