

# MATTHEW JAMES

Residential Sales • Lettings • Management



Davenant Road, London, N19 3NN

**Asking Price £499,950**

A charming two bedroom second floor flat with Juliet balcony offered for sale in good condition throughout with a large, bright living room with wood flooring, fitted kitchen, a double bedroom with fitted wardrobes and bay windows, a second bedroom ideal for a work at home space and a modern bathroom suite. The property is located on a quiet side turning and within easy walking distance of Upper Holloway overground station and Archway underground station (Northern Line) as well as the bus routes on Holloway Road and Hornsey Road. There are plenty of local amenities on offer in the area with a rich selection of independent shops, bars, cafes and restaurants as well as having Whittington Park on your doorstep. Share of Freehold.

## Ground Floor

Access to the communal area via secure door with entrance code. Further key access into building.

## Second Floor

Stair access.

## Entrance Hall

Wood flooring, intercom. Built-in storage cupboard plumbed for dryer.

## Living Room



A good sized room with plenty of space for both lounge and dining areas benefitting from an abundance of natural light from windows on three aspects with french doors opening onto a Juliet balcony.

## Kitchen



This well designed space has a good range of wood effect wall and base storage units and work surfaces with an integrated four ring gas hob and oven and plumbed for a dishwasher and washing machine with space for a tall fridge freezer.

## Bathroom / W.C.



A white suite comprising of a panel enclosed bath with wall mounted shower attachment and concertina shower screen, wash hand basin, w.c. and mirrored medicine cabinet . Finished in ceramic wall and floor tiles.

## Bedroom One



Bay windows and floor to ceiling fitted wardrobes.

## Bedroom Two



A flexible space with the option of a great work from home space or occasional bedroom. Fitted wardrobes.

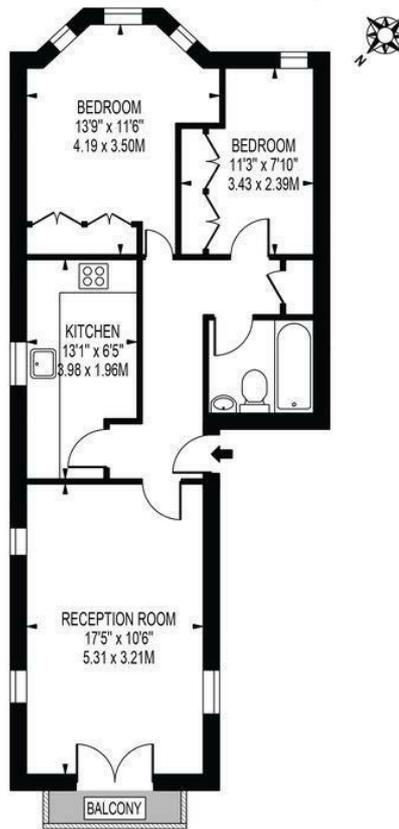
## Additional Information



Share Of Freehold  
Islington Council Tax Band C

# Floor Plan

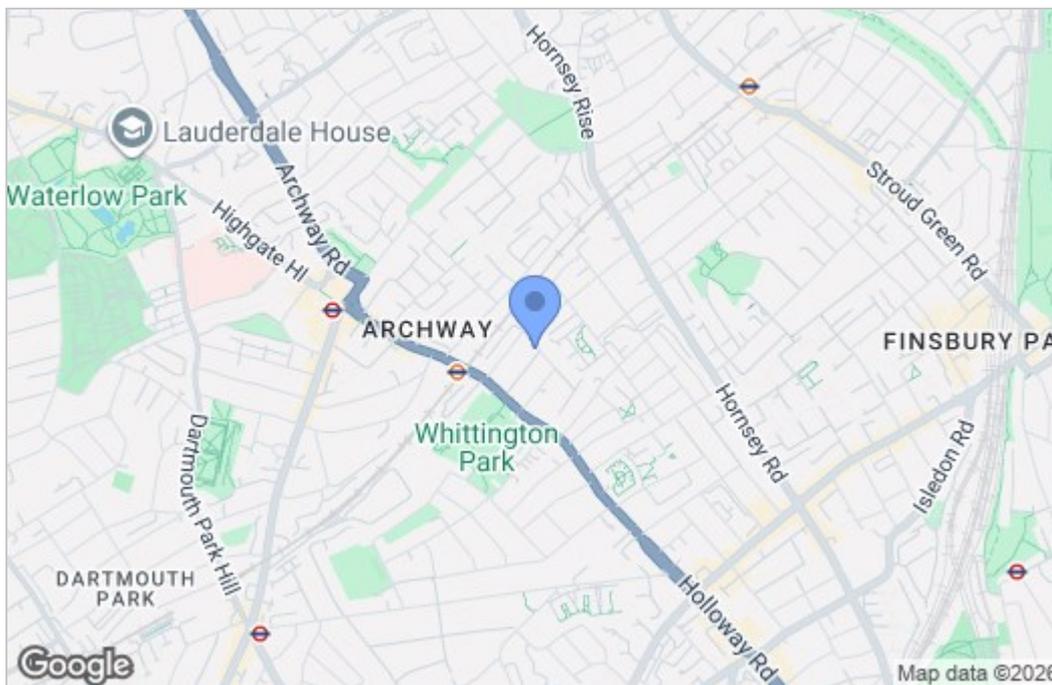
**DAVENANT ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 598 SQ FT - 55.52 SQ M



**SECOND FLOOR**  
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

# Area Map



# Energy Efficiency Graph

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.