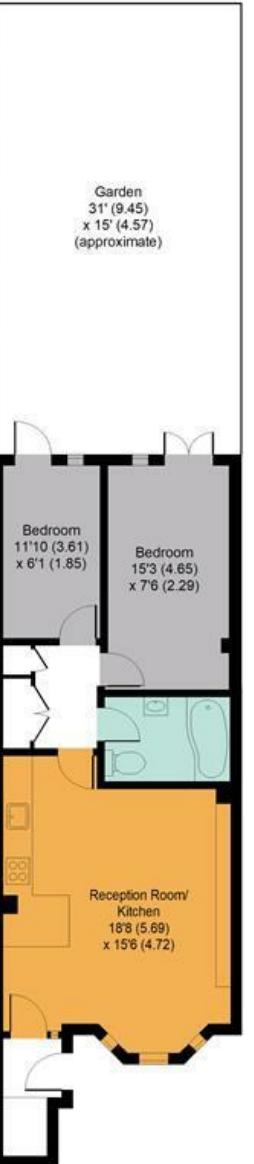




## Medina Road

APPROX. GROSS INTERNAL FLOOR AREA 601 SQ FT / 55.8 SQ M



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basic of valuation.

**DAVIES & DAVIES ESTATE AGENTS**

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



**MEDINA ROAD**

2 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

> COUNCIL TAX BAND: C

> EPC RATING: C

> LEASEHOLD PROPERTY: OVER 100 YEARS

> 0.5 MILES FROM  
FINSBURY PARK  
OVERGROUND AND  
UNDERGROUND  
STATIONS

## KEY FEATURES

- BEAUTIFULLY REFURBISHED 2-BED VICTORIAN GARDEN FLAT
- BRIGHT OPEN-PLAN LIVING/KITCHEN WITH MATTE BLACK CABINETRY
- PRIVATE LANDSCAPED REAR GARDEN
- MODERN BATHROOM WITH RAINFALL SHOWER
- QUIET, TREE-LINED STREET BETWEEN FINSBURY PARK & HOLLOWAY
- SHORT WALK TO FINSBURY PARK STATION (VICTORIA, PICCADILLY & RAIL)

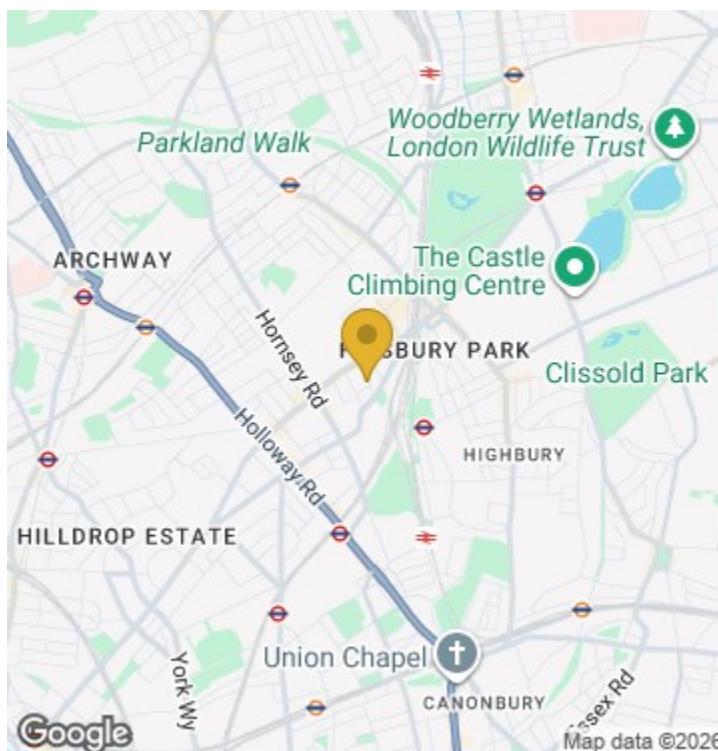
YOURS FOR  
£650,000

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A beautifully refurbished two-bedroom garden flat, tucked within a handsome Victorian terrace on a quiet, tree-lined street between Finsbury Park and Holloway. This stylish home blends period character with contemporary finishes and benefits from its own private landscaped garden. Recent major works to the building, including a new roof, repointing, and fresh exterior painting, further enhance its appeal and longevity.

Perfectly positioned between Finsbury Park, Holloway Road, and Stroud Green, you'll find everything from boutique bakeries and brunch spots to green spaces and theatres on your doorstep. Finsbury Park Station (Victoria, Piccadilly, and National Rail) is just a short walk away, and you're only a 7 minute walk from local tube and overground links offering direct trains to Gatwick, Heathrow, and Stansted, making this an exceptionally well connected home for both daily commuting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	77	79
(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	

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	

BEDROOMS: 2  
 BATHROOMS: 1  
 RECEPTIONS: 1

The Property Ombudsman  
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PROTECTED