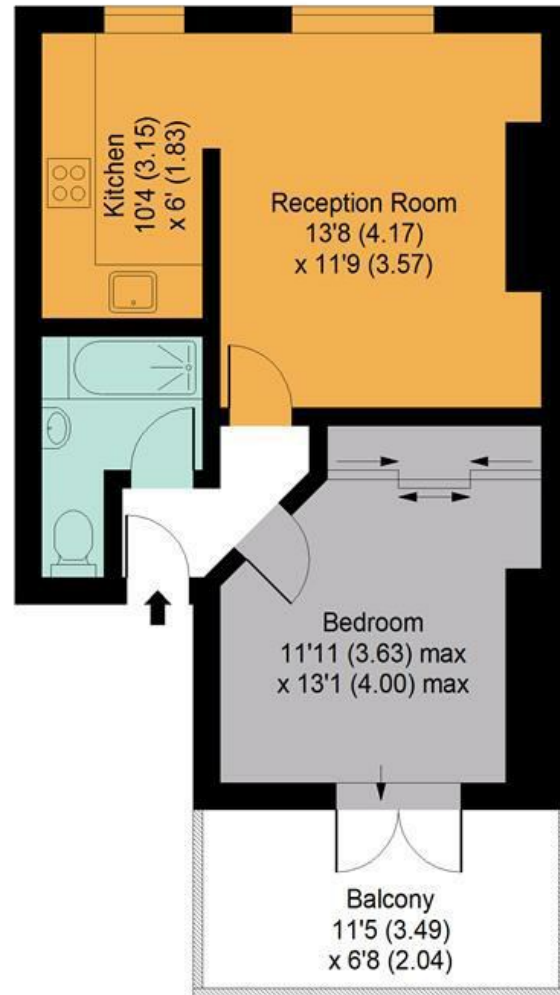




## Yonge Park, N4

APPROX. GROSS INTERNAL FLOOR AREA 457 SQ FT / 42.5 SQ M



FIRST 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, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically 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 basis of valuation.

[www.lpaplus.com](http://www.lpaplus.com)



DAVIES & DAVIES ESTATE AGENTS

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YONGE PARK

1 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

C  
ISLINGTON - FINSBURY PARK  
WARD

DEPOSIT AMOUNT:

£1,846\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE ROOF TERRACE
- UNFURNISHED
- AVAILABLE FROM 20TH APRIL
- EPC RATING C
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£1,600 PCM

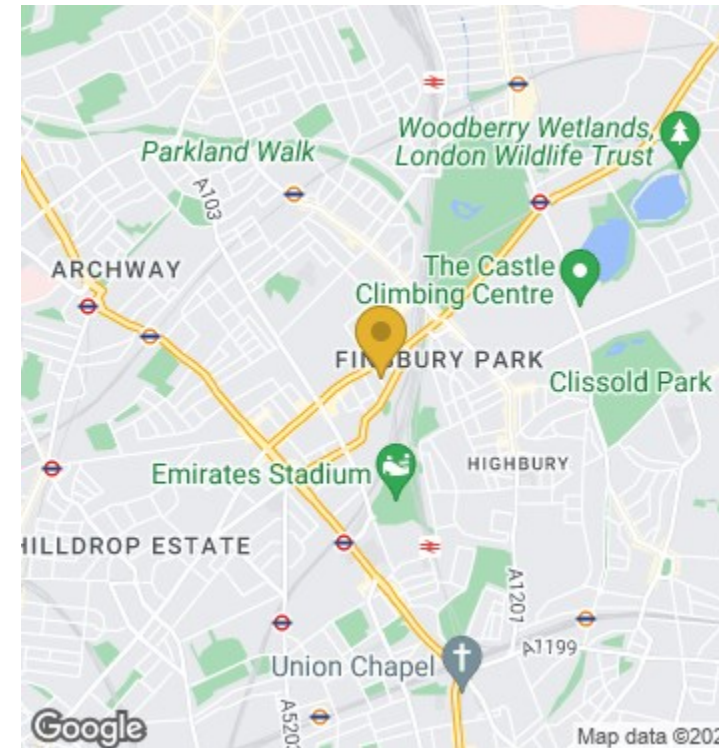
Retreating from the buzzing surrounds of Stroud Green, you are welcomed onto tranquil Yonge Park. Once inside you'll love the feeling of space afforded via fresh white walls and large panelled windows providing views out to the tree lined residential street below.

The reception room, complete with ornate tiled fireplace and neutral grey carpeting greets you on arrival with an abundance of natural light. Find space to entertain guests, set up a study area or simply lie back and enjoy the gogglebox.

From here you'll find semi open plan access to the kitchen next door, with laminate flooring and a wealth of cabinetry for extra storage. Gorgeous deep green and mint tiling encases the walls and fittings including fridge freezer, integrated oven and hob with overhead hood extractor.

The bathroom awaits next door, with full size bath tub and overhead shower. A mirrored cabinet sits above the shell shaped sink, awash with clean white tiling and laminate flooring.

Towards the back of the property lies the neutrally decorated double bedroom, with large in built wardrobe and French windows leading out to a perfectly sized private balcony. Bask in sunlight and treetop views, or enjoy starry nights with an al fresco nightcap atop terracotta tiling and ornate iron fencing.



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		70	77
		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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

