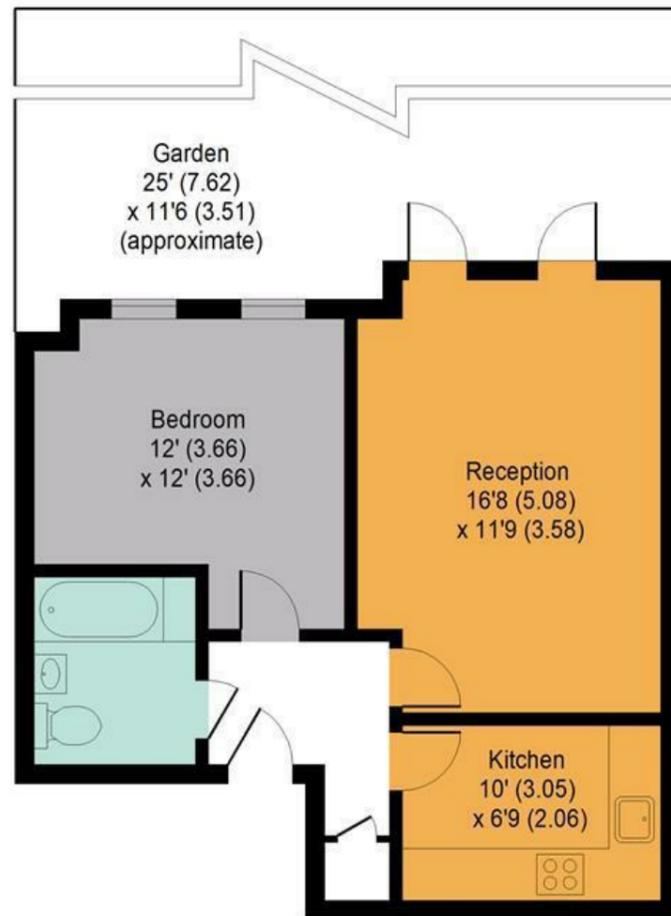




## Devonshire Court

APPROX. GROSS INTERNAL FLOOR AREA 499 SQ FT / 46.4 SQ M



GROUND FLOOR



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



DAVIES & DAVIES ESTATE AGENTS

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19 MANOR GARDENS

1 BEDROOM | 1 BATHROOM | FLAT



**MATERIAL INFORMATION:**

- > COUNCIL TAX BAND: D
- > EPC RATING: C
- > MODERN AND GATED DEVELOPMENT
- > EXCELLENT TRANSPORT LINKS

**KEY FEATURES**

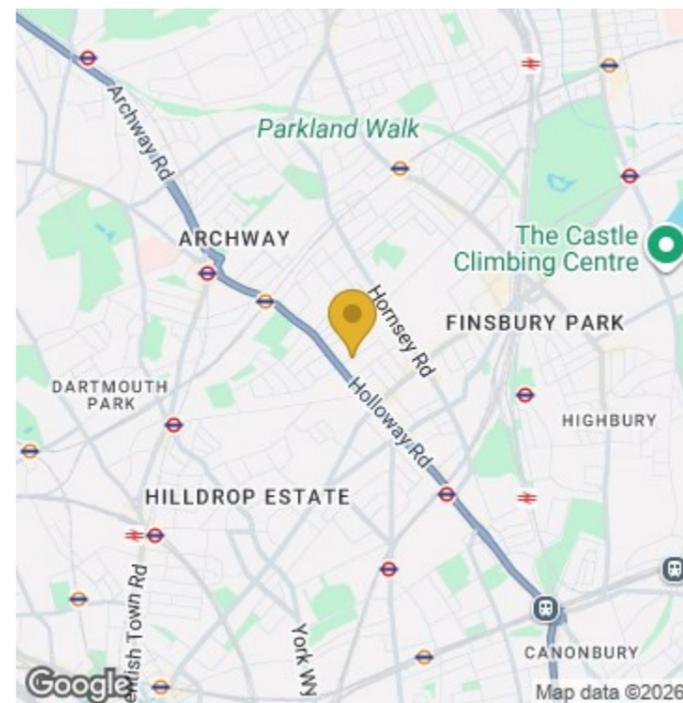
- GROUND FLOOR ONE-BEDROOM APARTMENT IN DEVONSHIRE COURT
- BRIGHT RECEPTION ROOM WITH DIRECT ACCESS TO A PRIVATE GARDEN
- SEPARATE MODERN KITCHEN WITH INTEGRATED APPLIANCES
- WELL-SIZED DOUBLE BEDROOM WITH FITTED WARDROBES
- CONTEMPORARY BATHROOM WITH FULL-SIZE BATH
- EXCELLENT LOCATION CLOSE TO FINSBURY PARK STATION AND LOCAL AMENITIES

**YOURS FOR £425,000**

Set on the ground floor of the well-kept Devonshire Court development, this thoughtfully arranged one bedroom apartment offers calm, contemporary interiors paired with the rare bonus of a private garden, tucked away on a quiet residential street just moments from Finsbury Park.

Devonshire Court is superbly located close to Finsbury Park Station, offering Victoria and Piccadilly Underground lines alongside National Rail services. Manor Gardens places you within easy reach of local cafés, shops, green spaces and the wider amenities of Stroud Green and Highbury,

**SEE MORE PROPERTIES ONLINE**



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		75	79
		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

