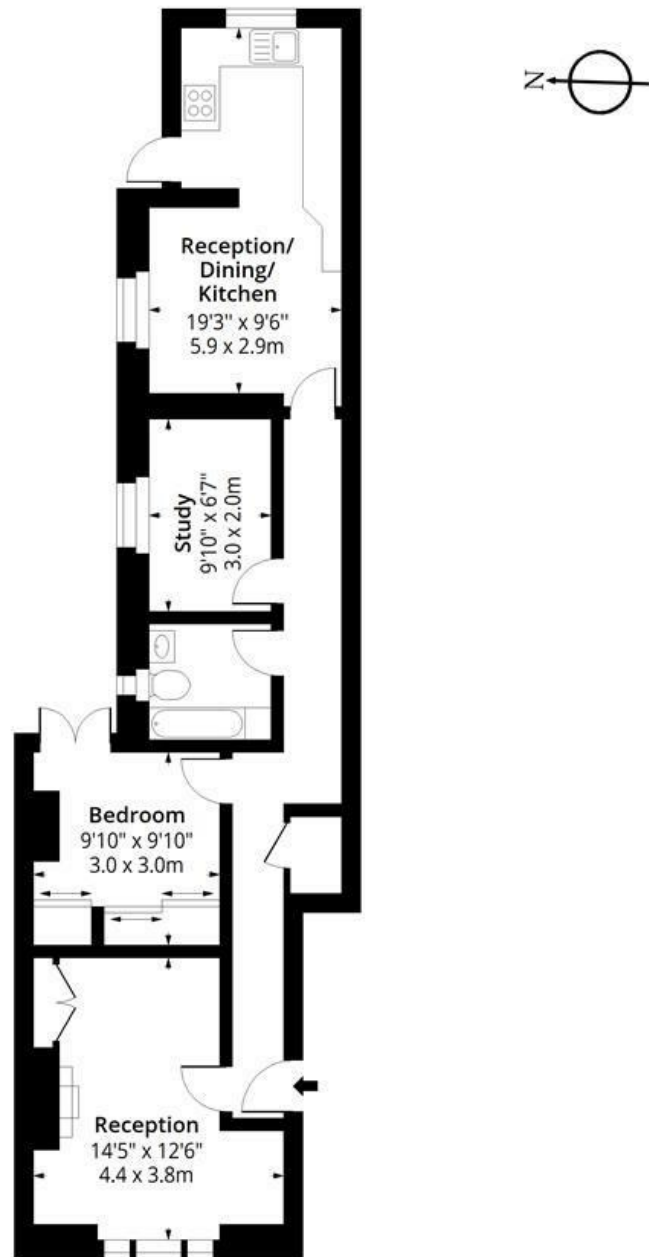




## Finsbury Park Avenue

Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M



### Ground Floor

Floor Area 690 Sq Ft - 64.10 Sq M

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 basis of Valuation.



## DAVIES & DAVIES ESTATE AGENTS

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

## FINSBURY PARK AVENUE

2 BEDROOM | 1 BATHROOM | FLAT





## MATERIAL INFORMATION:

- > LEASE OVER 900 YEARS
- > EPC: D
- >COUNCIL TAX: C
- >NO SERVICE CHARGE

## KEY FEATURES

- 2 BEDROOM APARTMENT
- GARDEN FLAT
- OPEN-PLAN LIVING SPACE
- PRIME LOCATION
- WELL PRESENTED THROUGHOUT
- 0.4 MILES TO FINSBURY PARK STATION

YOURS FOR  
£575,000

Set along one of Finsbury Park's most desirable tree-lined avenues, this beautifully presented ground floor flat combines period charm with modern comforts, complete with direct access to a private garden.

Finsbury Park Avenue is a highly sought-after residential street, offering a rare sense of community alongside fantastic transport links. Finsbury Park Station is within easy reach, connecting you to the Piccadilly and Victoria lines, as well as National Rail. Local gems including Stroud Green's independent cafés, restaurants and bakeries are close by, while the wide-open green spaces of Finsbury Park and the Parkland Walk offer tranquil escapes.

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	EU Directive 2002/91/EC	69

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

