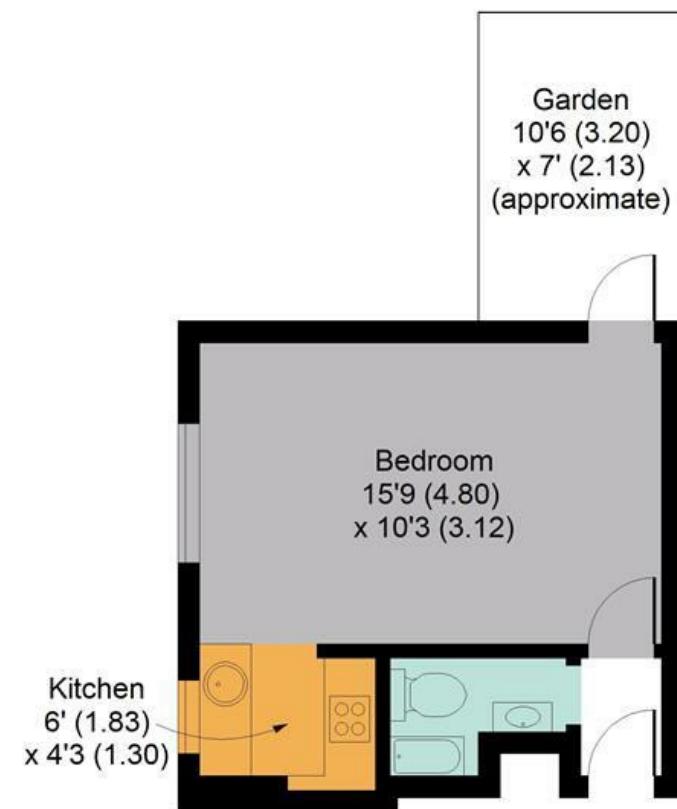




## Queens Drive, N4

APPROX. GROSS INTERNAL FLOOR AREA 229 SQ FT / 21.3 SQ M



### LOWER GROUND FLOOR

The Agent may offer clients, customers or prospective purchasers referrals to other service providers, from which the Agent may earn a commission or referral fee from the service provider. These services and their associated referral fees are: a) arranging mortgages, insurance or protection via Heron Financial Ltd: the Agent's average fee per transaction is £577.22 b) conveyancing and other legal services via Setfords Solicitors & Simply Conveyancing: the Agent's average fee per transaction is £154.29 c) surveys and valuations via Davies & Davies Chartered Surveyors & LEA Surveyors: the Agent's average fee per transaction is £76.67. It is never an obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.

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



## DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

## QUEENS DRIVE

0 BEDROOM | 1 BATHROOM | STUDIO





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

A  
HACKNEY - BROWNSWOOD  
WARD

DEPOSIT AMOUNT:

£1,442\*

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.

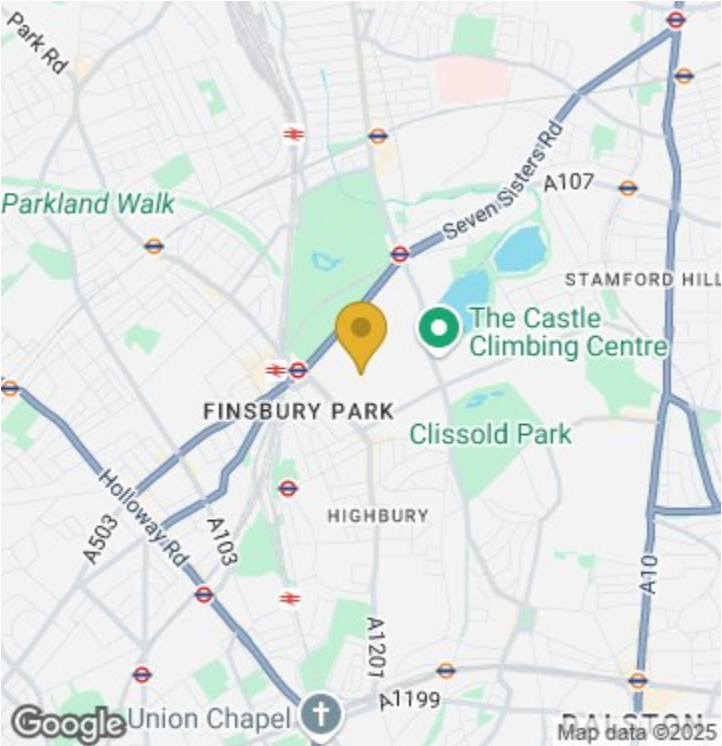
## KEY FEATURES

- GROUND FLOOR STUDIO
- PRIVATE GARDEN
- PART FURNISHED
- AVAILABLE FROM 10TH JUNE
- EPC RATING D
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£1,250 PCM

Once inside, you'll find the property is in an L-shape, providing a clever separation between the kitchen and bedroom/reception (a stark contrast to studios where the bed and stove are a little too close for comfort). Sprightly neutral décor features throughout, including the engineered oak flooring that decks the entirety of the main room. In this main room, there is an inbuilt wardrobe which offers ample storage. Tucked around the corner is the kitchen, with a surprising amount of space within the glossy white cabinetry, topped by dark laminate worktops. Fittings included here comprise of a full-sized oven, induction hob, undercabinet lighting, washing machine, under counter fridge-freezer, and an adorable circular sink. Close attention has been paid to maximise the bathroom space – it has been converted to a wetroom and fitted with an unobstructive pendant showerhead, mirrored cabinet, and raised heated towel rail. Lastly, you'll find a delightful added bonus adjoins this charming studio apartment; a picturesque little garden that is for your use alone, decked in pretty cobbled tiles and surrounded by luscious greenery that extends towards the sky above you.

VIEW MORE ON  
OUR WEBSITE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		70
(61-81) B		
(49-60) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

- BEDROOMS: 0
- BATHROOMS: 1
- RECEPTIONS: 1

