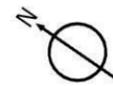
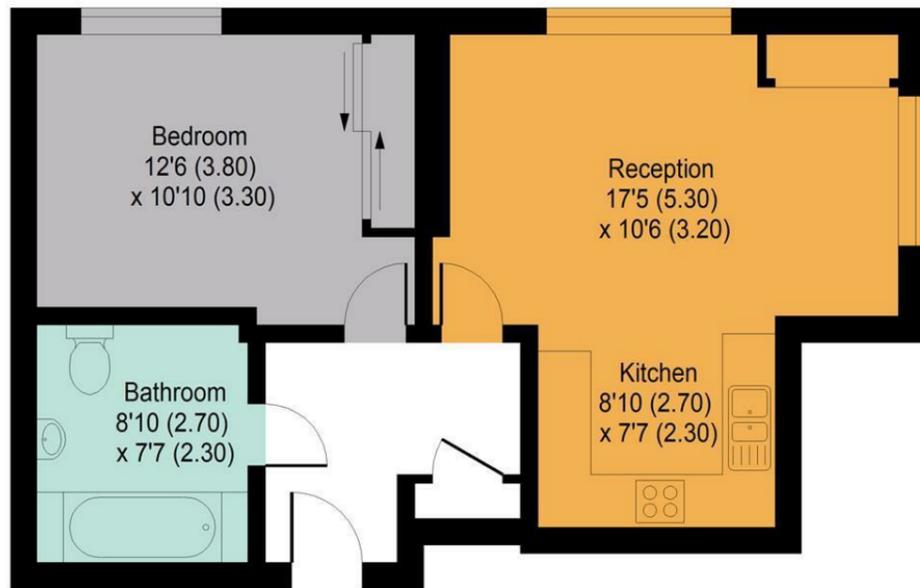




Hollyfield, N4

APPROX. GROSS INTERNAL FLOOR AREA 571 SQ FT / 53.1 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.

lpaplus.com



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

POOLES PARK

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > OPEN PLAN LIVING
- > COMPLETELY MODERNISED THROUGHOUT
- > 0.3 MILES TO FINSBURY PARK STATION
- > COUNCIL TAX: C

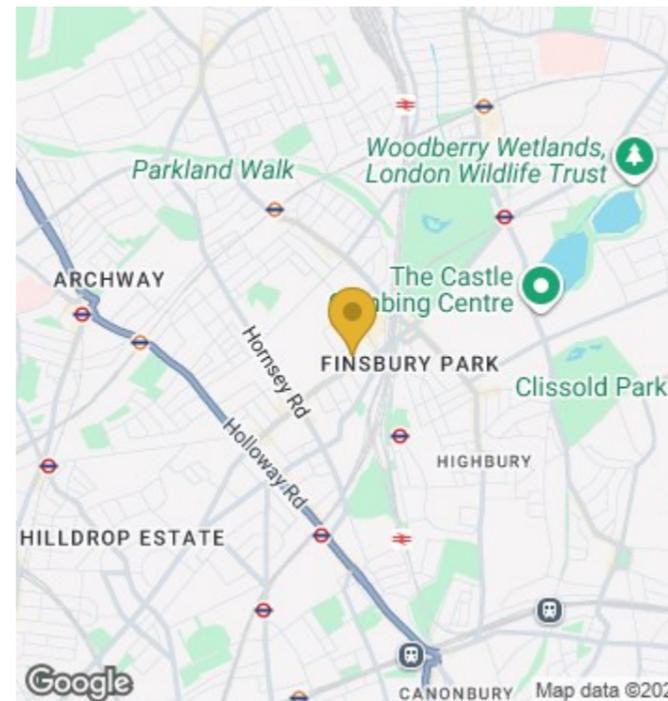
KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIME LOCATION
- DUAL ASPECT WINDOWS
- MODERN APARTMENT BUILDING
- INDOOR COMMUNAL BIKE STORAGE
- 0.3 MILES TO FINSBURY PARK STATION

**YOURS FOR
£350,000**

Location-wise, you'll be just a 0.3 mile stone's throw away to Finsbury Park Station (connecting you to Victoria, Piccadilly, and National Rail lines), with a whole host of amenities surrounding you in the local vicinity, ranging from independent plays at Park Theatre and a vast array of wines at OAK N4 to the foodie heaven of Stroud Green Road and Grade II listed green space Finsbury Park itself.

**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 | | | |
| EU Directive 2002/91/EC | | 81 | 82 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| EU Directive 2002/91/EC | | 86 | 86 |

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

