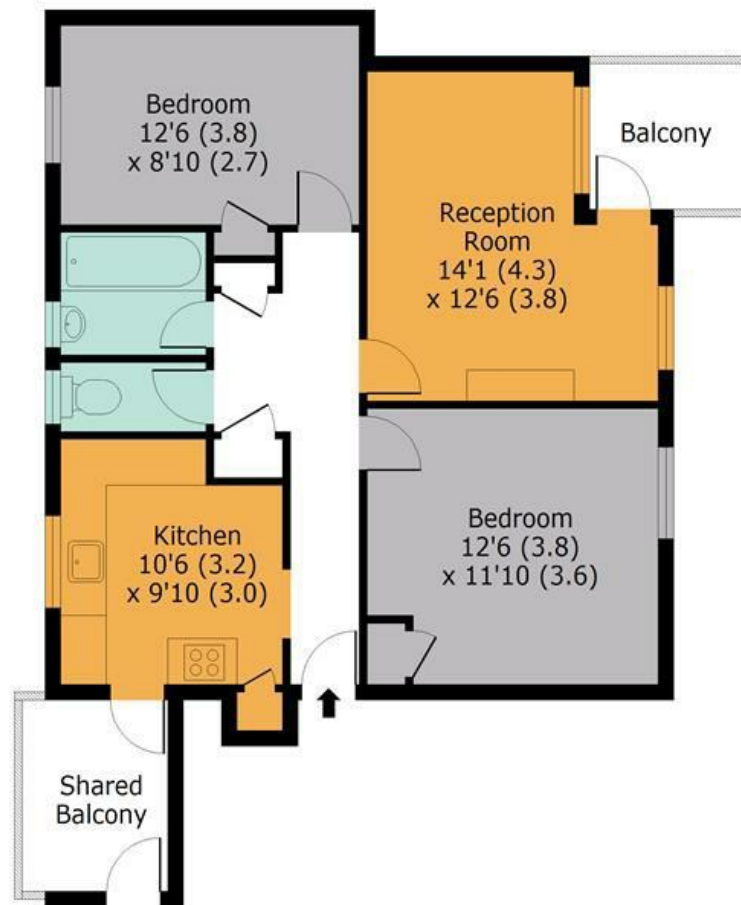




Churchill Court, Connaught Road, N4 4NU
APPROX. GROSS INTERNAL FLOOR AREA 677 SQ FT / 62.89 SQ M



SECOND 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, 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

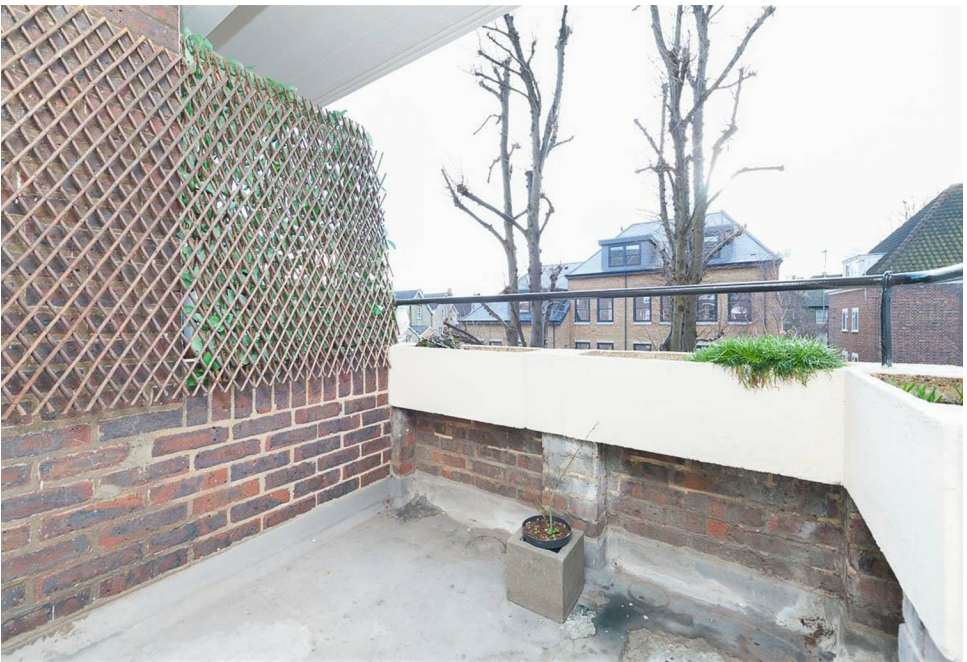
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

CHURCHILL COURT

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL
INFORMATION:

COUNCIL TAX BAND:

D
HARINGEY

DEPOSIT AMOUNT:

£1,961*

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.

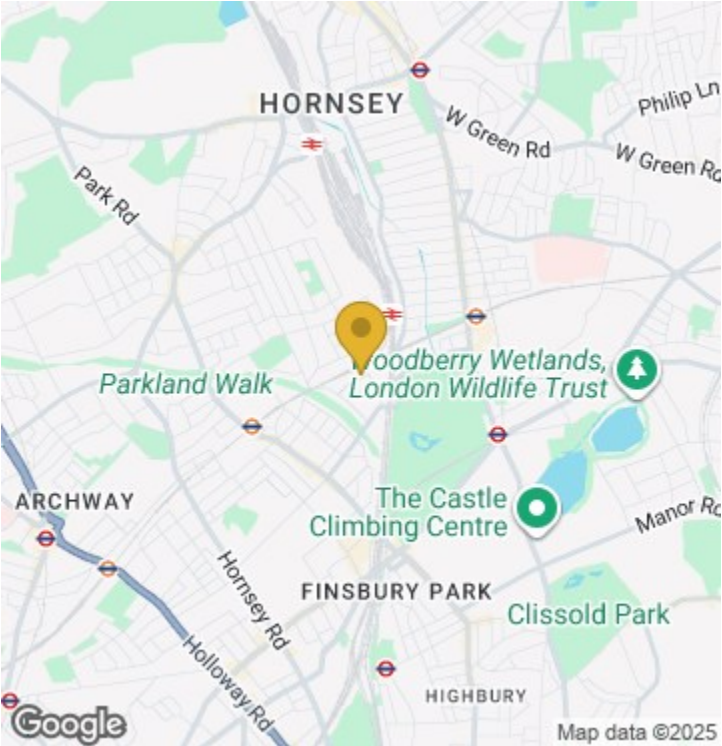
KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE BALCONY
- AVAILABLE FROM 15TH
DECEMBER
- PART FURNISHED
- EPC RATING D
- 0.8 MILES TO FINSBURY PARK
STATION

YOURS FOR
£1,700 PCM

Housed on the second floor, this two bedroom flat comes part furnished and would be absolutely perfect for a couple trading up for space, a couple of mates looking to move in together, or a single pringle looking to spread their wings. Large, frosted windows feature as the focal point to the reception room, providing an entrance to the paved private balcony and heaps of light to wash over all your collections of knick-knacks, whatnots, tchotchkes and what-have-you's happily stored upon the heaps of floating shelves you'll find in the enclaves. In the kitchen, you'll spot some strikingly unique inbuilt storage solutions, from the stainless steel drawers and floating countertops to the translucent cabinet doors and miniature spice rack, you'll have the perfect place for everything your heart desires. There's even a cheeky bit of windowsill for displaying your growing array of keyring sized sriracha's, miniature set of Henry Hoovers, or your classic-but-classy cacti collection. Original wooden flooring greets you in both bedrooms, complete with calming beachy hues in the neutral décor and chunky floating shelves. The bathroom shows off a boutique-style design with

VIEW MORE ON
OUR WEBSITE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		66
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		86
(61-81) B		
(40-60) C		65
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

