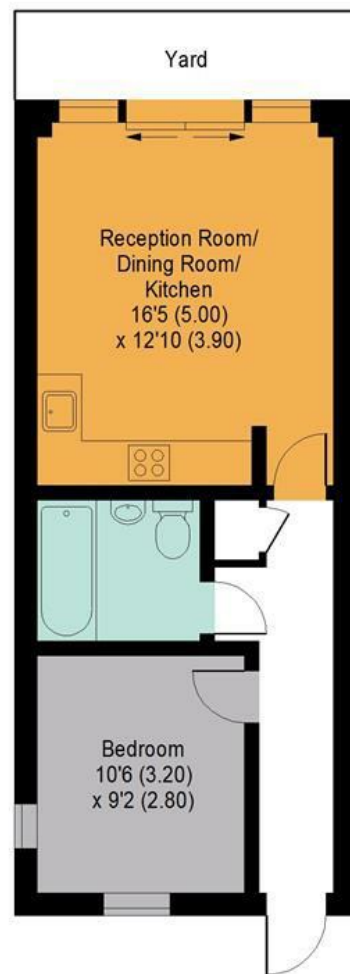




Stroud Green Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 448 SQ FT / 41.6 SQ M



GROUND 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, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically 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 basis of valuation.

www.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

STROUD GREEN ROAD

1 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

> PRIVATE OUTSIDE PARKING

> LONG LEASE

> OFFERED CHAIN FREE

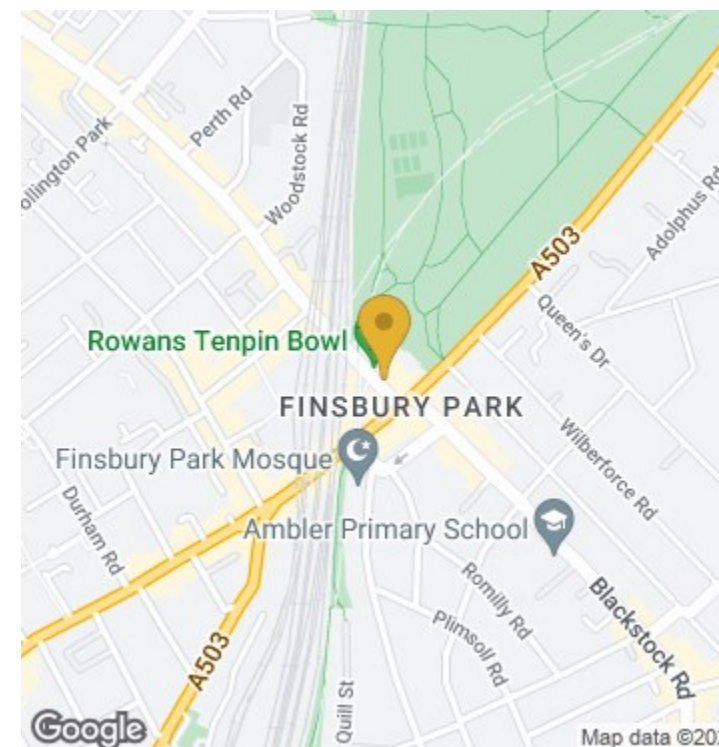
KEY FEATURES

- 1 BEDROOM MAISONETTE
- OFFERED CHAIN FREE
- LONG LEASE - EPC RATING C
- PRIVATE OUTSIDE SPACE
- DESIGNED BY RIBA ARCHITECTS
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR
£475,000

Beautifully residing across the ground floor of this unique and modern bespoke built building awaits this one bedroom maisonette, complete with private outside space and located in the heart of popular Stroud Green Road.

Located on the ground floor of this unique modern building, 51a sits proudly on the vibrant Stroud Green Road awash with award winning local eateries and independent retail. What's more you are a mere 0.6 miles away from Finsbury Park Station with direct access to the City and East London.



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	78	78
	EU Directive 2002/91/EC	

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		
England & Wales		
	EU Directive 2002/91/EC	

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

