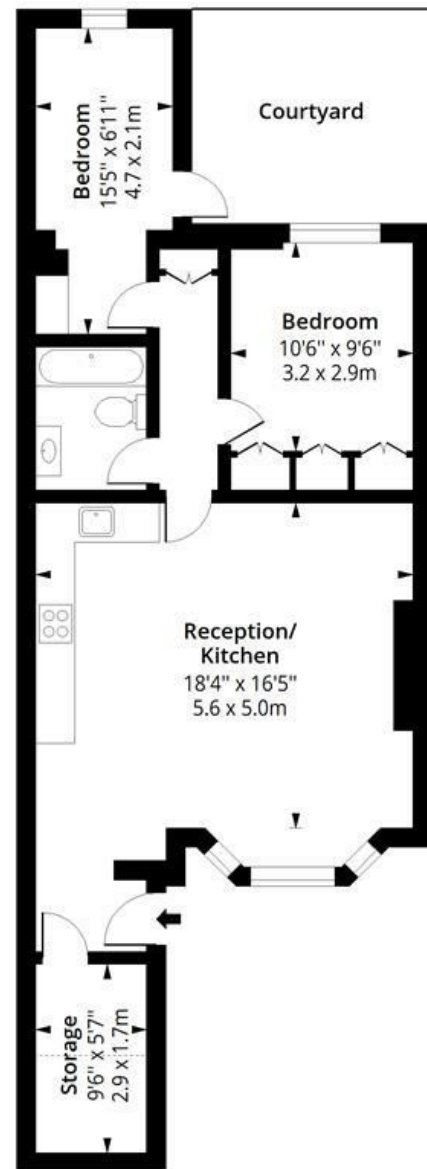




## Stroud Green Road

Approx. Gross Internal Area 730 Sq Ft - 67.82 Sq M  
Approx. Gross Courtyard Area 131 Sq Ft - 12.17 Sq M



### Ground Floor

Floor Area 730 Sq Ft - 67.82 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**

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)

**STROUD GREEN ROAD**

**2 BEDROOM | 1 BATHROOM | FLAT**





### MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 956 YEAR LEASE
- > £0 GROUND RENT
- > £0 SERVICE CHARGE
- > EPC C
- > COUNCIL TAX C

### KEY FEATURES

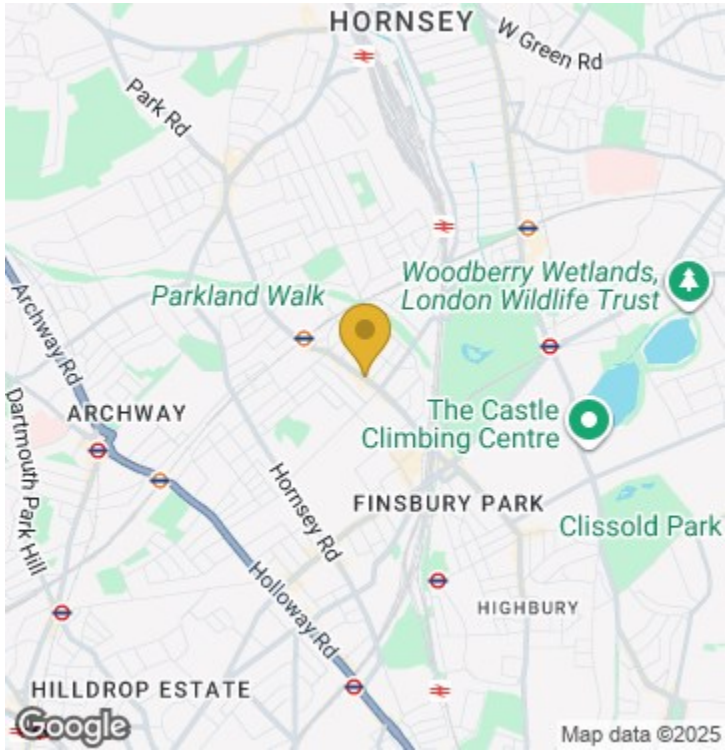
- 2 DOUBLE BEDROOM FLAT
- PRIVATE FRONT AND REAR GARDEN
- SHARE OF FREEHOLD
- WELL PRESENTED THROUGHOUT
- BUILT IN STORAGE
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR  
£625,000

Residing along ever popular Stroud Green Road, this two bedroom home combines the energy of a bustling neighbourhood with the calm of private outdoor spaces in leafy inner North London.

Just 0.3 miles from Finsbury Park Station, you'll have excellent connections across London via the Victoria and Piccadilly lines. The local area offers everything from Ofsted-rated 'Outstanding' schools to award-winning eateries and independent shops, all just a short stroll from your door.

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	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

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

