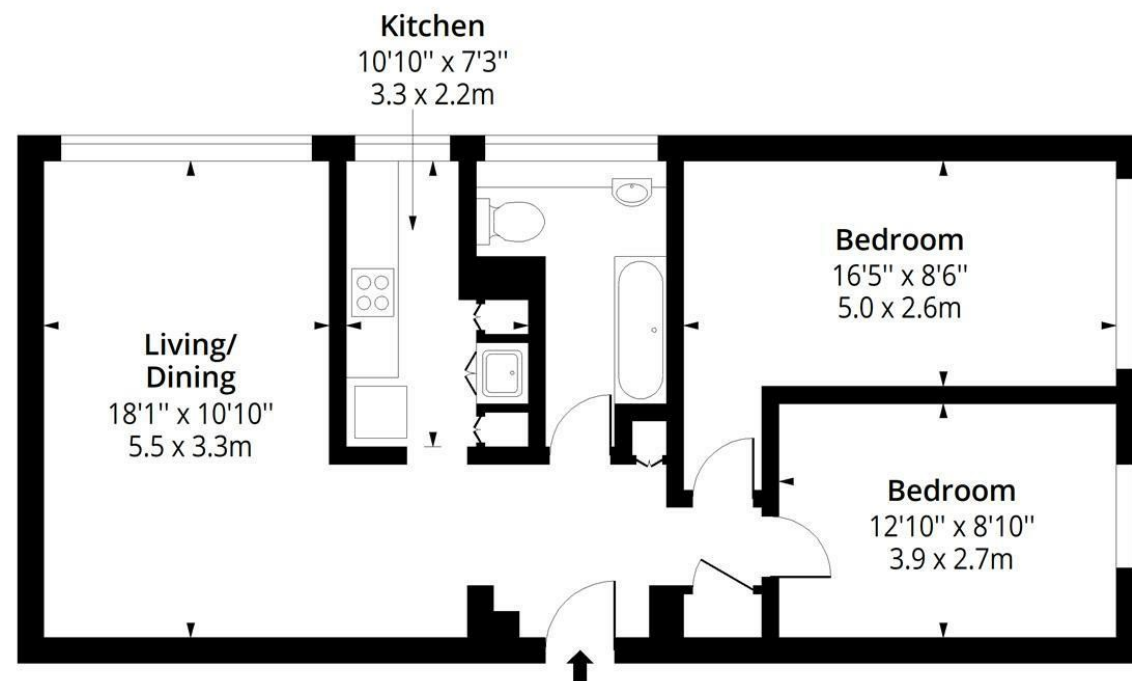




## Park House, N4

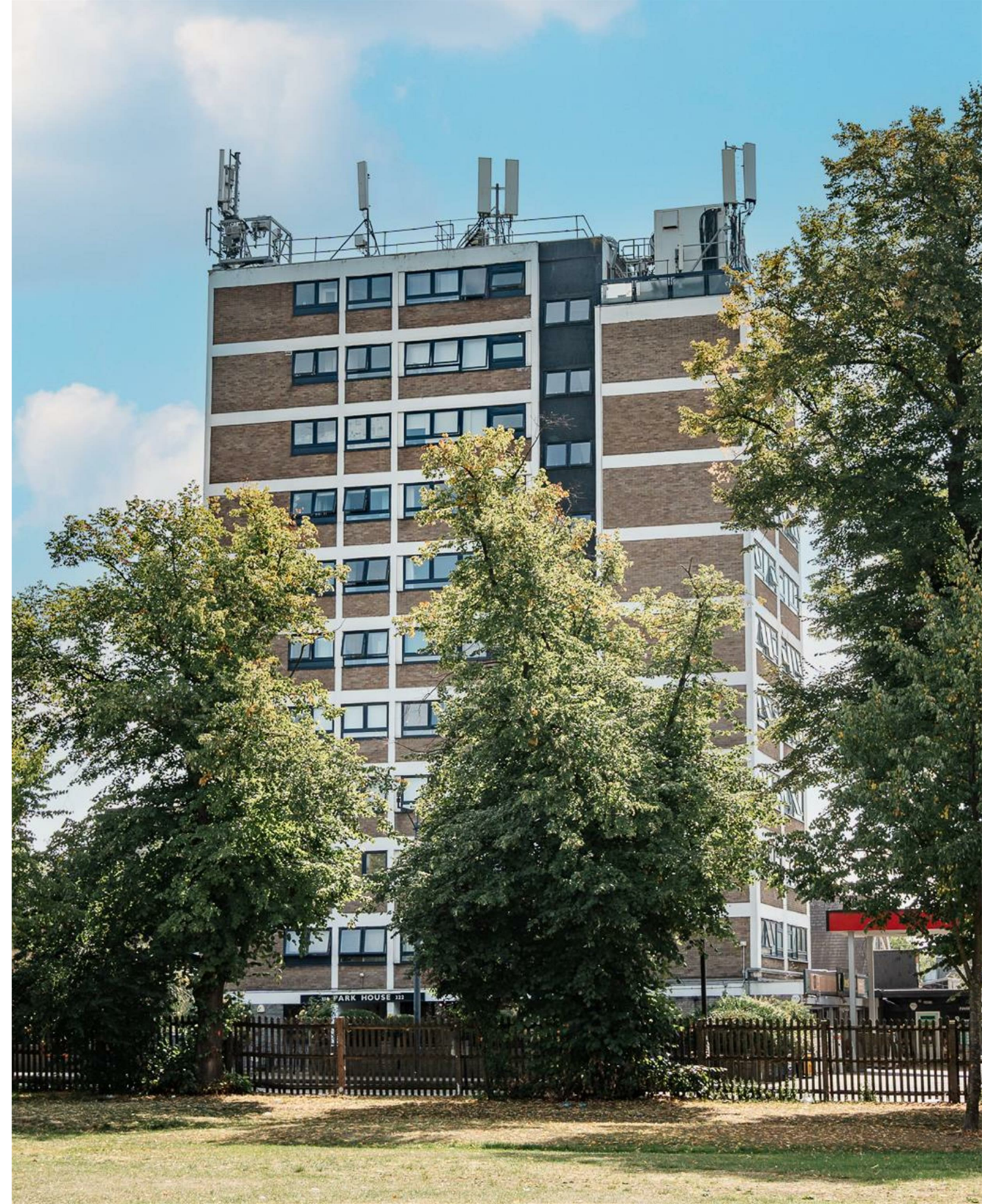
Approx. Gross Internal Area 729 Sq Ft - 67.72 Sq M



### Seventh Floor

Floor Area 729 Sq Ft - 67.72 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)

**SEVEN SISTERS ROAD**

**2 BEDROOM | 1 BATHROOM | FLAT**



MATERIAL  
INFORMATION:

> COUNCIL TAX: C

> EPC RATING: E

> LEASE LENGTH: OVER  
900 YEARS

> SERVICE CHARGE:  
£301.41 PER MONTH

KEY FEATURES

- TWO WELL-PROPORTIONED  
BEDROOMS
- ON-SITE COMMUNAL LIFT
- MODERN FITTED KITCHEN
- 0.2 MILES TO FINBURY PARK  
STATION
- CLOSE TO LOCAL SHOPS &  
AMENITIES
- ON-SITE CONCIERGE SERVICE

YOURS FOR  
£495,000

Nestled within the popular Park House development on Seven Sisters Road, this bright two-bedroom apartment offers sweeping views across London and a well-considered layout that makes the most of its interior space.

Park House itself provides secure entry and the convenience of a communal lift, and places you in the heart of Finsbury Park's excellent transport links. Finsbury Park Station is just a short stroll away, connecting you quickly to the Victoria and Piccadilly lines, as well as National Rail and Thameslink services. On your doorstep, you'll find a vibrant mix of cafés, independent shops, and restaurants, alongside green escapes such as Clissold Park, Finsbury Park, and the tranquil Woodberry Wetlands.

SEE MORE  
PROPERTIES  
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		64
(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		
(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		

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

