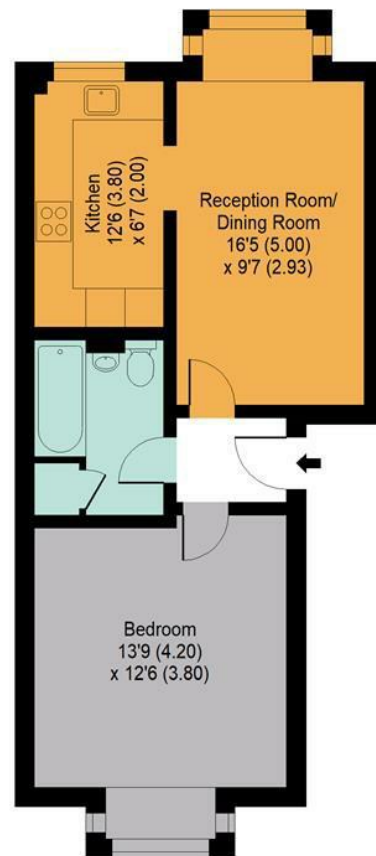




Warwick Gardens, N4

APPROX. GROSS INTERNAL FLOOR AREA 555 SQ FT / 51.6 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, 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.ipapius.com

We recommend sellers and/or potential buyers use the services of the providers listed below. Should you decide to use the services of the provider you should know that we would expect to receive a referral fee recommending you to them. These services and referral fees are:

£300.00 (approx.) per referral from Heron Financial - £80.00 (approx.) per referral from LEA surveyors - £120.00 per referral from Setfords Solicitors LLP - £125.00 per referral from Simply Conveyancing

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.



DAVIES & DAVIES ESTATE AGENTS

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WARWICK GARDENS

1 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > LOVELY COMMUNAL GARDENS
- > OFF STREET PARKING
- > MODERN KITCHEN

KEY FEATURES

- 1 BEDROOM APARTMENT
- OFFERED CHAIN FREE
- COMMUNAL GARDENS
- OFF ROAD PARKING
- SEPARATE KITCHEN
- 0.6 MILES FROM HARRINGAY GREEN LANES STATION

YOURS FOR
£280,000

Communal green space, crisp white walls and laminate flooring awaits in this light and spacious one bedroom home, just moments from popular Green Lanes.

Located a mere 0.6 miles from Harringay Green Lanes station, you're also just moments from the foodie hub of Green Lanes itself. Here lies a smorgasbord of eateries and watering holes ready to deliver during lockdown. For more green space, you'll find Finsbury Park 0.7 miles away, perfect for socially distanced exercise and refreshing bike rides.



| 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 | 73 | 77 |
| 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 | 74 | 81 |
| EU Directive 2002/91/EC | | |

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

