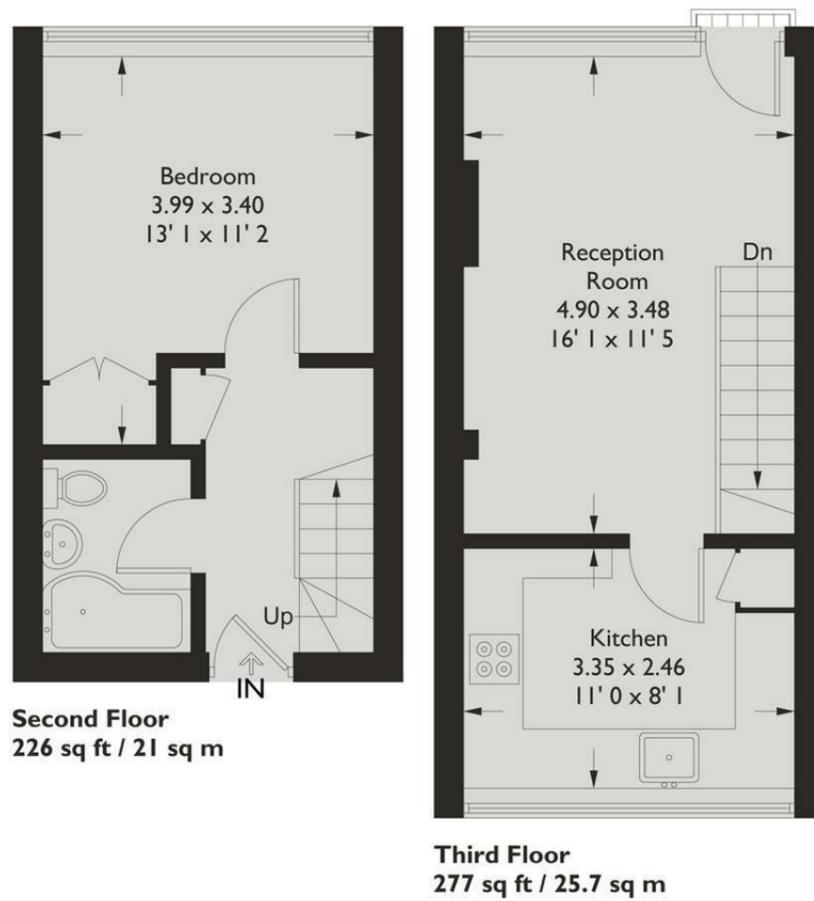




503 SqFt Interior  
1 SqFt Exterior Balcony



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**DAVIES & DAVIES ESTATE AGENTS**  
85 Stroud Green Road, Finsbury Park, London, N4 3EG  
0207 272 0986 | info@daviesdavies.co.uk  
[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**BLENHEIM COURT**  
1 BEDROOM | 1 BATHROOM | FLAT



### MATERIAL INFORMATION:

- > LEASEHOLD: 89 YEARS
- > COUNCIL TAX BAND: C
- > SERVICE CHARGE: £1046 PER ANNUM
- > GROUND RENT: £10 PER ANNUM

### KEY FEATURES

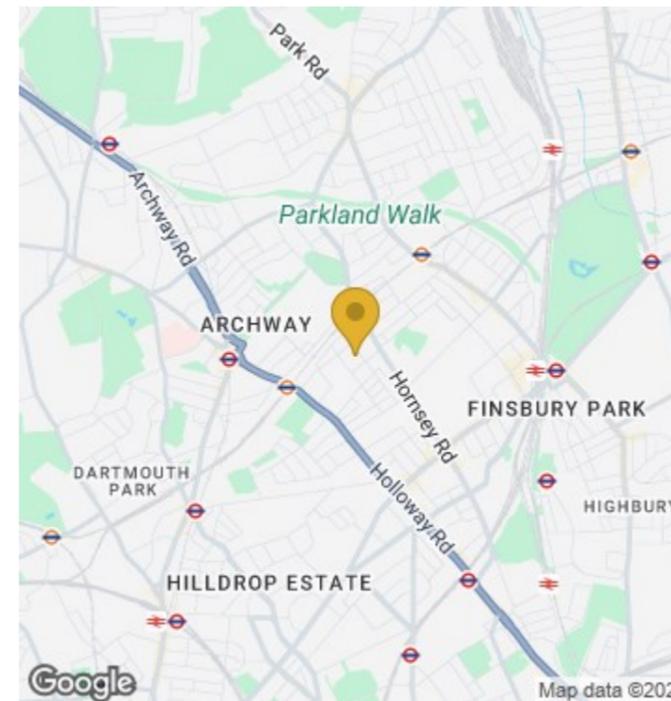
- 1 DOUBLE BEDROOM
- SPLIT-LEVEL
- WELL PRESENTED THROUGHOUT
- PRIME LOCATION
- 500 SQUARE FEET
- 0.5 MILES TO ARCHWAY STATION

**YOURS FOR  
£375,000**

Your one bedroom apartment awaits, residing across the second and third floors of Blenheim Court. You are spoilt for choice with local green space and the Time Out recommended trappings of surrounding Finsbury Park, Holloway and Archway.

Blenheim Court is found just 0.6 miles from Archway Station and 0.3 miles from Upper Holloway Station, providing a smooth morning commute. As for the local area, you're spoilt for choice with a plethora of enviable eateries and watering holes in the surrounding communities of Finsbury Park, Holloway and Archway. Take a look at our Neighbourhood Guides for local tips on your new area.

**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		71	77
		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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

