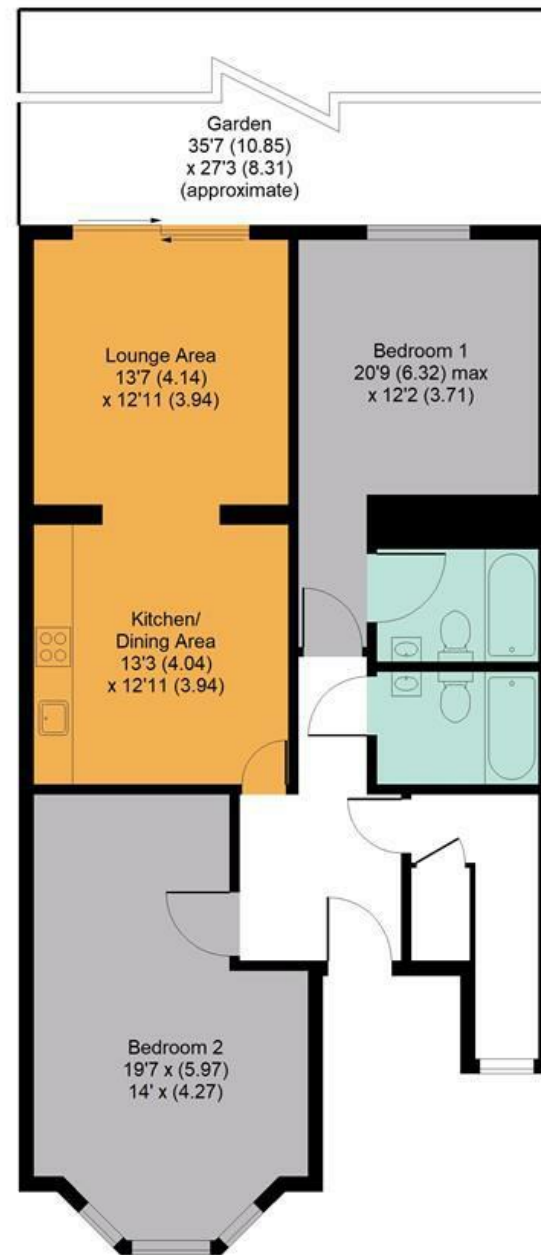




## Victoria Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 1142 SQ FT / 106.1 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, 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.

[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)



## DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

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[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

## VICTORIA ROAD

2 BEDROOM | 2 BATHROOM | FLAT





## MATERIAL INFORMATION:

COUNCIL TAX BAND:

HARINGEY

DEPOSIT AMOUNT:

£3,692\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE GARDEN
- FURNISHED
- AVAILABLE FROM 6TH FEBRUARY
- EPC RATING D
- 0.6 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£3,200 PCM

Neutral decor within lets original features sing, such as the corning, fireplace and sash windows in the reception room. Here you'll find handsome hardwood floors and two sofas, with views out across the garden beyond.

Next door sits one of two double bedrooms, hosting a wall of wardrobes for plenty of storage space and a fireplace lit via the large double window also looking out over the green space. The second bedroom lies towards the front of the property, with a bay window, laminate flooring and space for twin beds if required.

The bathroom is conveniently located between each bedroom, complete with full sized bath tub and overhead shower, mirrored sink area and WC. Back through the reception room, you'll find access to the attractive, farmhouse style kitchen that hosts wooden worktops and cream cabinetry surrounding modern chrome appliances.

VIEW MORE ON  
OUR WEBSITE



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		
(82 plus) A		
(61-81) B		
(39-60) C		
(1-38) 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: 2
- RECEPTIONS: 1

