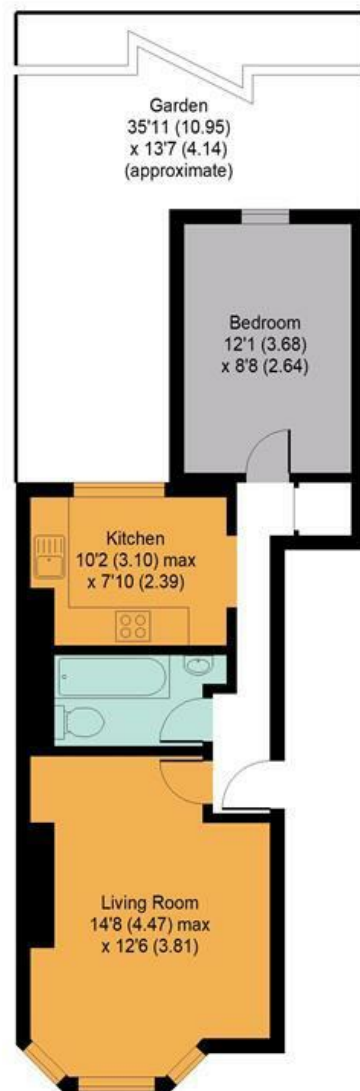




Evershot Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 489 SQ FT / 45.4 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, omission or misstatement. These plans are for representation 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 in this plan. Any figure given is for initial guidance only and should not be relied as a basis of valuation.

The Agent may offer clients, customers or prospective purchasers referrals to other service providers, from which the Agent may earn a commission or referral fee from the service provider. These services and their associated referral fees are: a) arranging mortgages, insurance or protection via Heron Financial Ltd: the Agent's average fee per transaction is £577.22 b) conveyancing and other legal services via Setfords Solicitors & Simply Conveyancing: the Agent's average fee per transaction is £154.29 c) surveys and valuations via Davies & Davies Chartered Surveyors & LEA Surveyors: the Agent's average fee per transaction is £76.67.

It is never an 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.

www.lpaplus.com



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

EVERSHOT ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL
INFORMATION:

COUNCIL TAX BAND:

C
ISLINGTON

DEPOSIT AMOUNT:

£2,192*

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

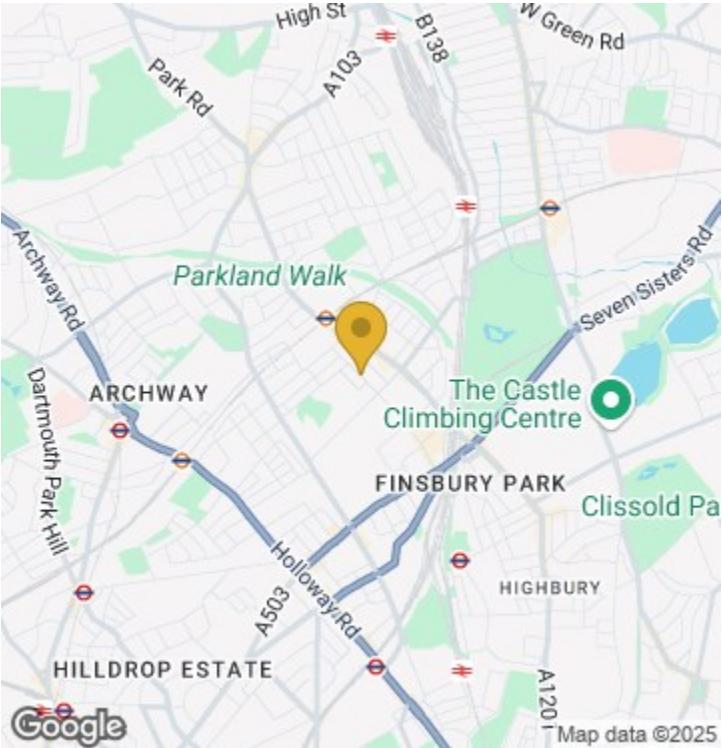
- I DOUBLE BEDROOM FLAT
- PRIVATE REAR GARDEN
- AVAILABLE FROM 7TH
OCTOBER
- PART FURNISHED
- EPC RATING D
- 0.5 MILES TO FINSBURY PARK
STATION

YOURS FOR
£1,900 PCM

First on the tour is the reception room, hosting a beautiful example of original period corning overhead and a marvellous canted bay fitted with arched sash windows and pastel peach curtains. This spacious room is furnished with chunky wooden floating shelves, a navy blue sofa and a wooden dining table with four matching chairs. Imagine settling into that gloriously squishy sofa, switching on the latest series of Killing Eve and tucking into a sarnie from Max's from up the road. Heaven. Adjacent is the bathroom, where you'll spot white wall tiles, a wall-mounted mirror, and a full-sized bathtub with overhead shower.

Turning next door is the kitchen, which has been fitted with plentiful modern amenities and is furnished with a charming wooden drop-leaf table and tall wooden storage unit. Across the hallway is a deep storage cupboard and entry to the coal chute cellar, offering plentiful space for storage. Housed at the quiet rear of the property is the double bedroom, hosting a double bed, two wardrobes, and a chest of drawers. You'll also spy a white frosted door in this room,

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	66	76
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(39-48) D	63	63
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

