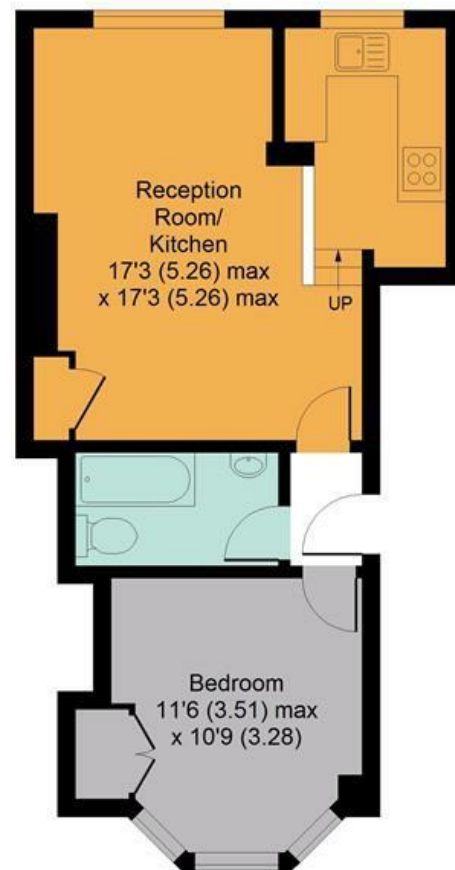




## Ennis Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 457 SQ FT / 42.5 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

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

**ENNIS ROAD**

**1 BEDROOM | 1 BATHROOM | FLAT**





## MATERIAL INFORMATION:

- > EXCELLENT LOCATION
- > COUNCIL TAX BAND: C
- > LESS THAN 0.5 MILE TO FINSBURY PARK STATION
- > EPC RATING: C

## KEY FEATURES

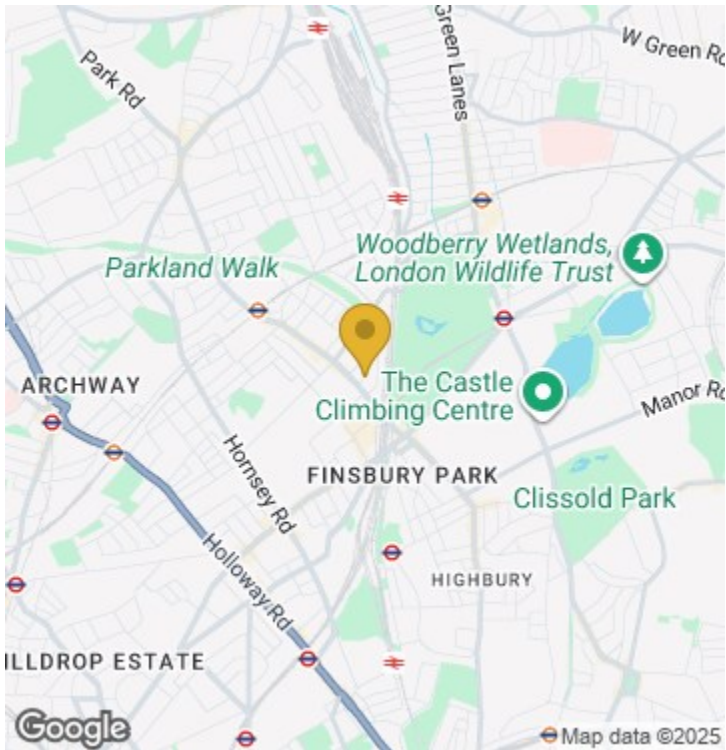
- 1 BEDROOM APARTMENT
- RECENTLY REFURBISHED
- COUNCIL TAX BAND: C
- EXCELLENT LOCATION
- SPLIT LEVEL
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR  
£425,000

This charming, recently refurbished one double bedroom is just 0.3 miles from Finsbury Park Station, set back slightly from the bustling surrounds of Stroud Green.

This one bedroom property is an ideal home for a first-time buyer or anyone looking to move to this up-and-coming area of inner North London. In terms of transport, Finsbury Park mainline and Underground station are only minutes' walk away, with direct links on the Victoria, Piccadilly and National Rail lines. Ennis Road is tucked away from the hustle of Stroud Green, known locally as the foodie strip for its array of award-winning eateries and watering holes.

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	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		
(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	EU Directive 2002/91/EC

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

