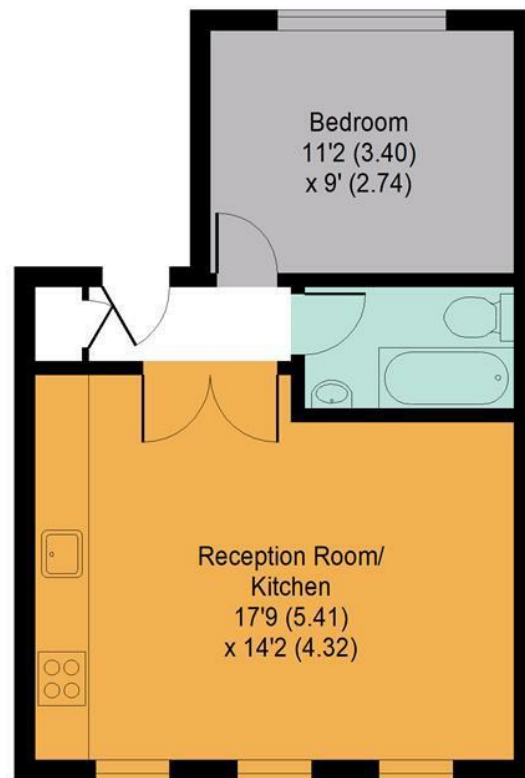




Stroud Green Road

APPROX. GROSS INTERNAL FLOOR AREA 418 SQ FT / 38.8 SQ M



SECOND 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.



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

STROUD GREEN ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> LEASEHOLD: 150 YEARS

> SERVICE CHARGE:
£5000 PER ANNUM

> GROUND RENT: £0

> EPC: B

>COUNCIL TAX: C

KEY FEATURES

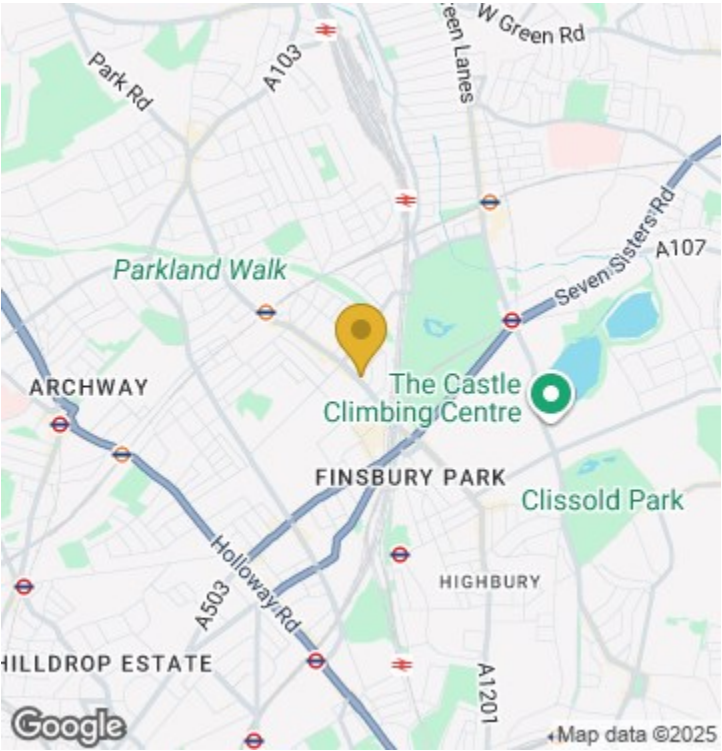
- 1 DOUBLE BEDROOM
- LEASEHOLD FLAT
- PRIME LOCATION
- EASY OVERGROUND AND UNDERGROUND ACCESS
- CHAIN FREE
- 0.4 MILES TO FINSBURY PARK STATION

YOURS FOR
£430,000

Nestled on the vibrant Stroud Green Road, this beautifully refurbished flat offers a perfect blend of modern living and convenience. Ideal for first-time buyers, the property features a spacious double bedroom, a well-appointed bathroom, and a welcoming reception room that invites relaxation and comfort.

This property is not just a flat; it is a wonderful opportunity for those looking to step onto the property ladder in a sought-after area. With an Energy Performance Certificate (EPC) already in place, you can move in with peace of mind knowing that this home is both energy-efficient and ready for you to enjoy. Don't miss the chance to make this charming flat your own.

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 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 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 1

