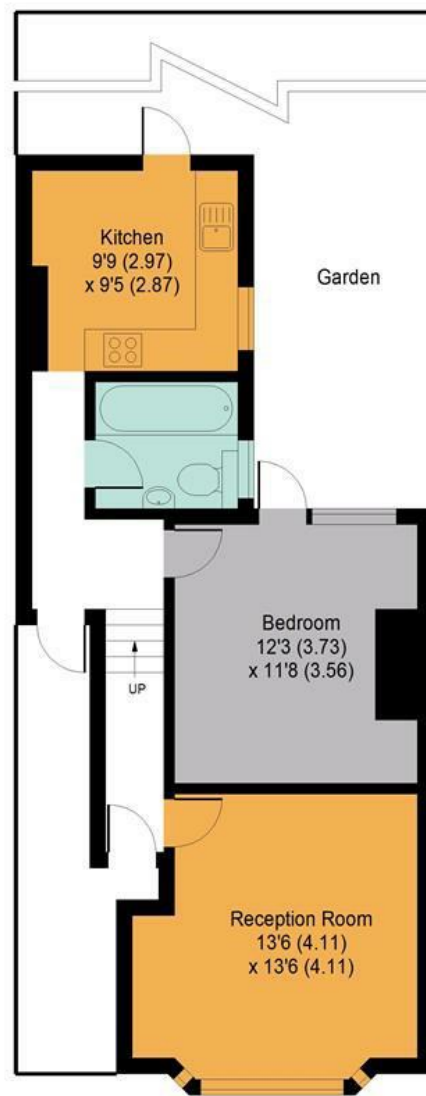




Beatrice Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 540 SQ FT / 50.2 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



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

BEATRICE ROAD

1 BEDROOM | 1 BATHROOM | FLAT

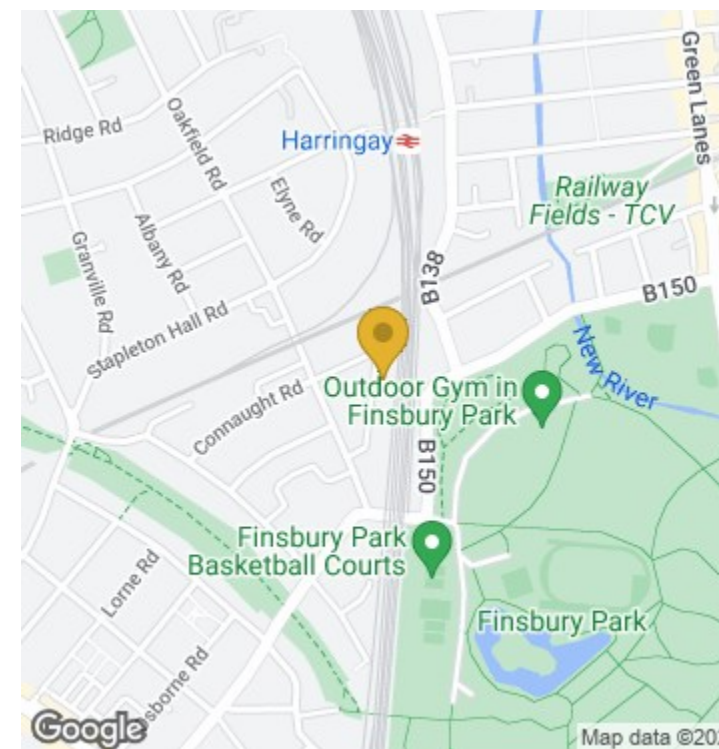


OUR FAVOURITE FEATURES:

KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE GARDEN
- AVAILABLE 25.04
- PART FURNISHED
- EPC RATING D
- 0.8 MILES FROM FINSBURY PARK STATION

YOURS FOR £1,750 PCM



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		66	74
		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		65	76
		EU Directive 2002/91/EC	

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

