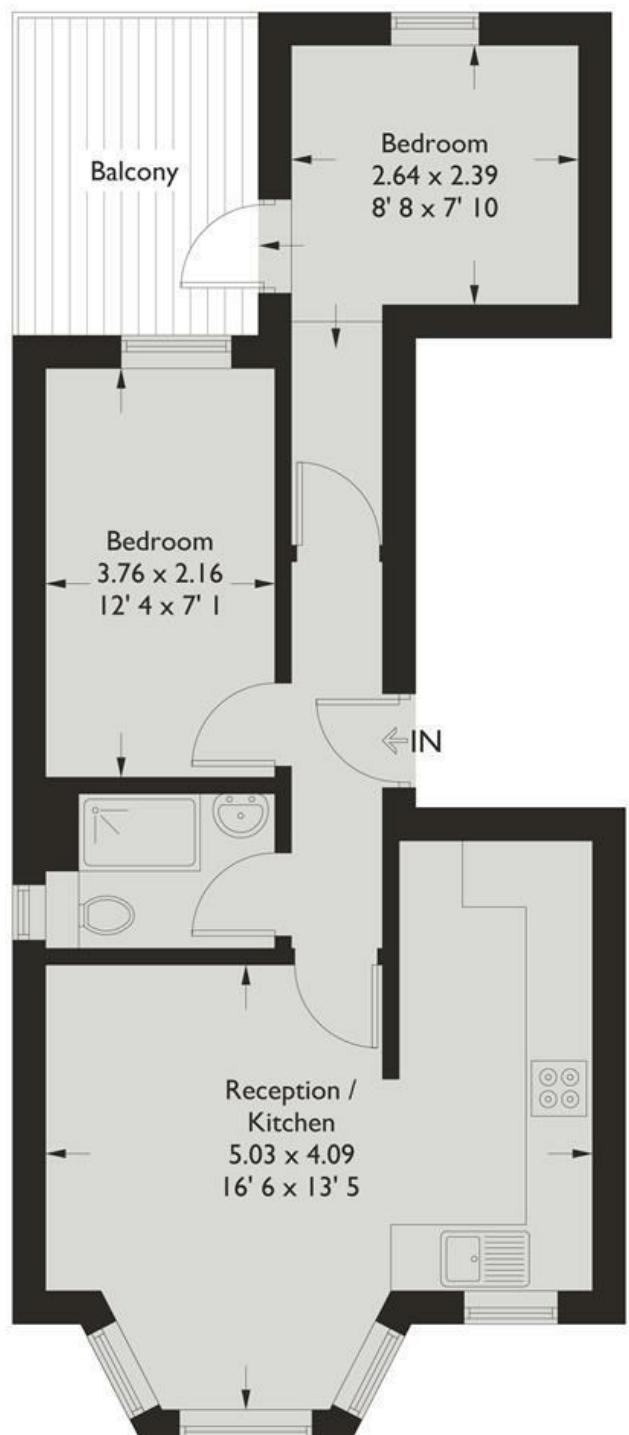




470 SqFt Interior  
69 SqFt Exterior Balcony



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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PERTH ROAD

2 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

- > EPC D
- > COUNCIL TAX B
- > SHARE OF FREEHOLD
- > 999 YEAR LEASE FROM 1989

## KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE ROOF TERRACE
- OFFERED CHAIN FREE
- SHARE OF FREEHOLD
- OPEN PLAN LIVING SPACE
- 0.3 MILES TO FINSBURY PARK STATION

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£475,000

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Ideal for a couple or two singles, this two bedroom abode hosts enough space for versatile living throughout. Residing across the first floor, you'll find rich wood flooring in the open plan living and kitchen area where gorgeous green accent walls proliferate. A large sash bay window lends a wealth of natural light to illuminate the space, where you'll find room to lounge, dine and work if required.

Your spacious kitchen area boasts on trend oversized subway tiling and a plethora of fresh white cabinetry surrounding integrated hob / oven, large fridge / freezer and washing machine. In the bathroom adjacent enjoy more rich wood flooring and oversized white tiled walls encompassing the walk in rainforest shower, mirrored wall cabinet above a contemporary washbasin with storage beneath.

Two double bedrooms await to the rear of the property, in neutral decor and ready to convert into your home office if desired. One of which boasts access to your private roof terrace with quintessential London rooftop views and brick wall trellis shouting out for your climbing plant collection and stargazing cocktail nights.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			

England & Wales EU Directive 2002/91/EC

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

