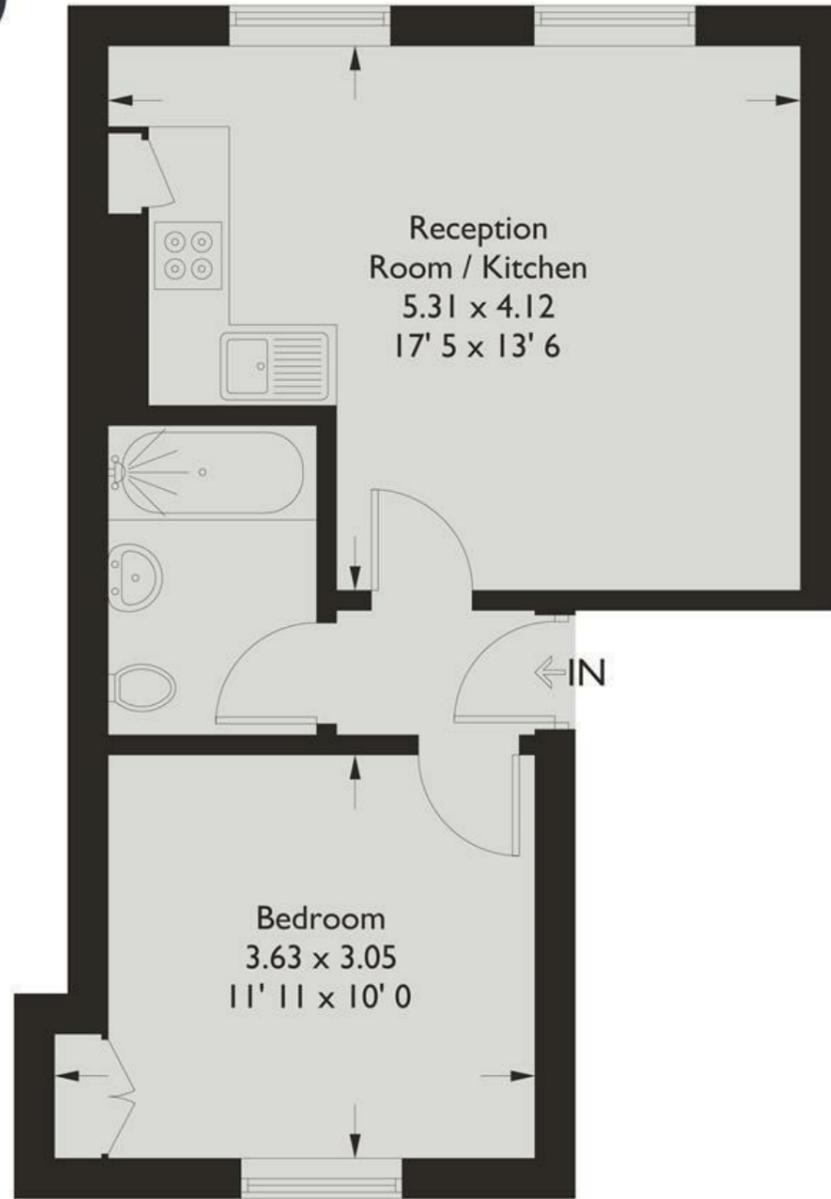




386 SqFt Interior



Second 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.



DAVIES & DAVIES ESTATE AGENTS

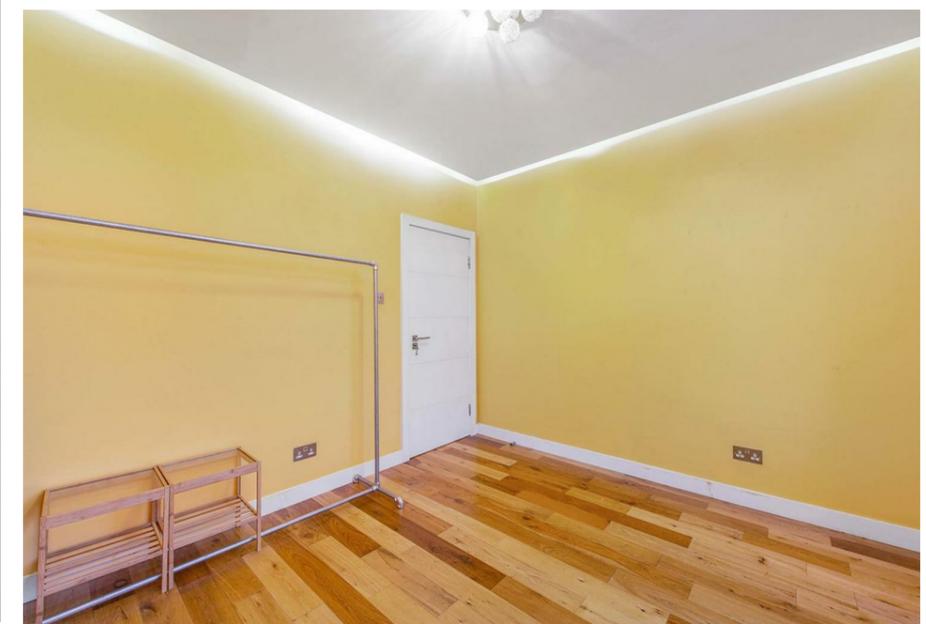
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

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

SEVEN SISTERS ROAD

1 BEDROOM | 1 BATHROOM | FLAT



### MATERIAL INFORMATION:

- > CHAIN FREE PROPERTY
- > COUNCIL TAX: B
- > EPC RATING: C
- > 0.3 MILES FROM FINSBURY PARK STATION

### KEY FEATURES

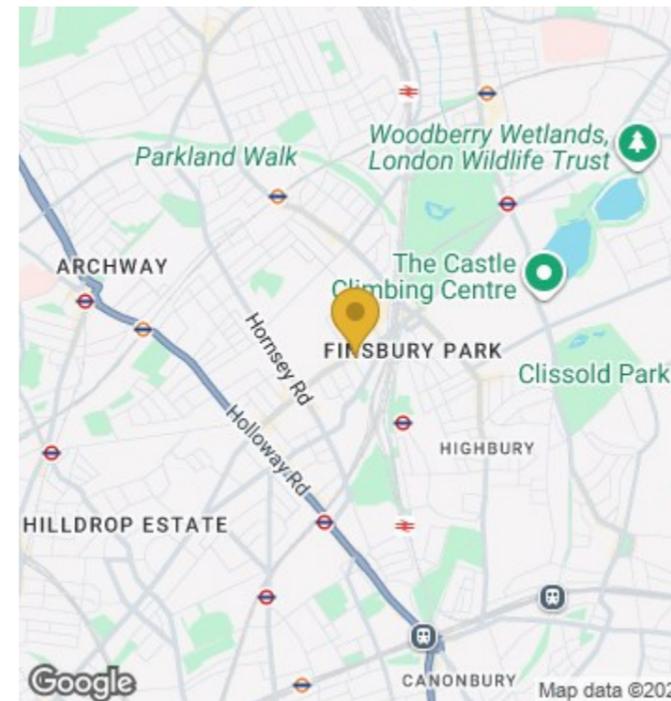
- SECOND FLOOR ONE BEDROOM APARTMENT
- BRIGHT OPEN-PLAN LIVING SPACE
- TWO ARCHED WINDOWS
- MODERN KITCHEN & BATHROOM
- DOUBLE BEDROOM WITH STORAGE
- 0.3 MILES FROM FINSBURY PARK STATION

**YOURS FOR  
£350,000**

Set on the second floor of a conversion, this bright and well-considered one-bedroom apartment offers contemporary open-plan living in the heart of Stroud Green, perfectly positioned between Islington, Haringey and Hackney.

Ideally located just moments from the cafés, restaurants and independent shops of Stroud Green, the property is also exceptionally well connected, with Finsbury Park Station, Holloway Road Station and Upper Holloway Station all within easy walking distance.

**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		71	74
		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	

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

