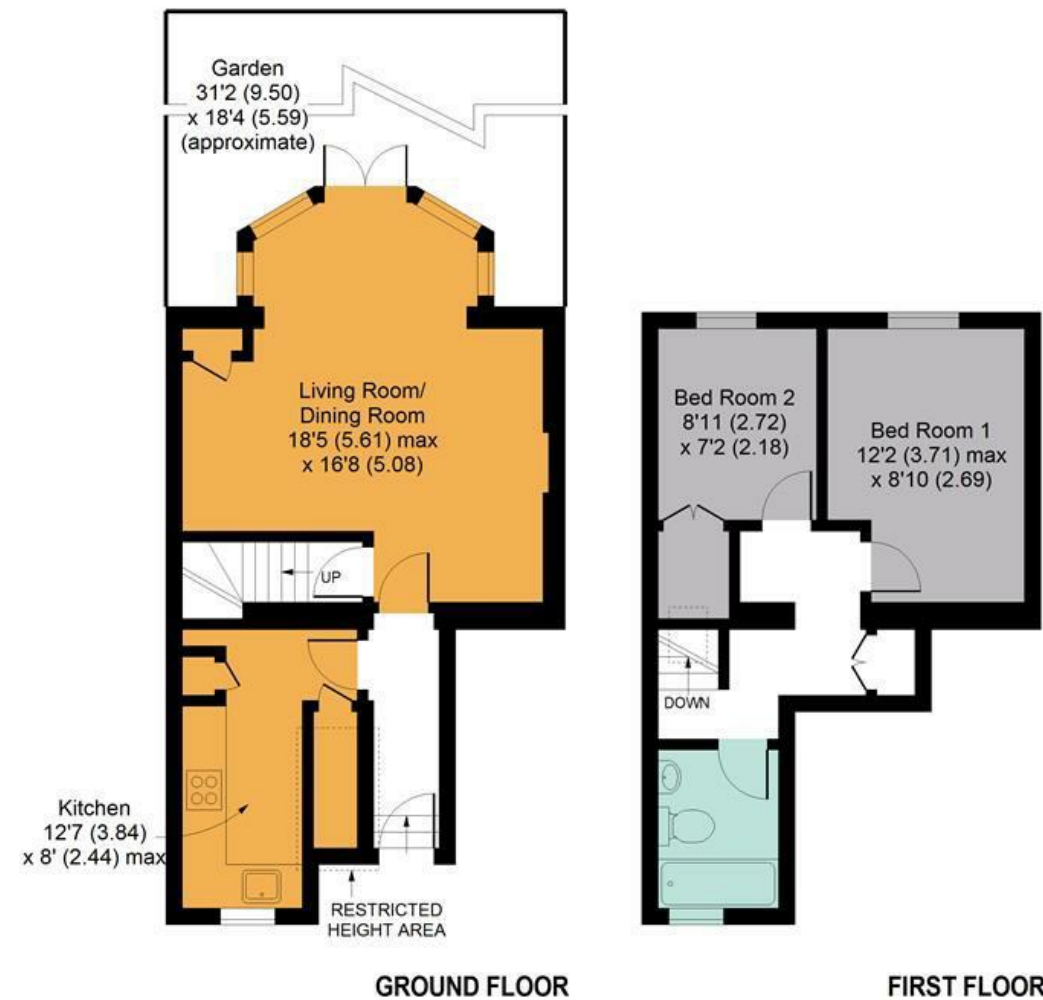




## Oakfield Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 723 SQ FT / 67.2 SQ M



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

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

**OAKFIELD ROAD**

2 BEDROOM | 1 BATHROOM | MAISONETTE





### MATERIAL INFORMATION:

- > LEASEHOLD 104 YEARS
- > GROUND RENT £
- > SERVICE CHARGE £
- > COUNCIL TAX B
- > EPC C

### KEY FEATURES

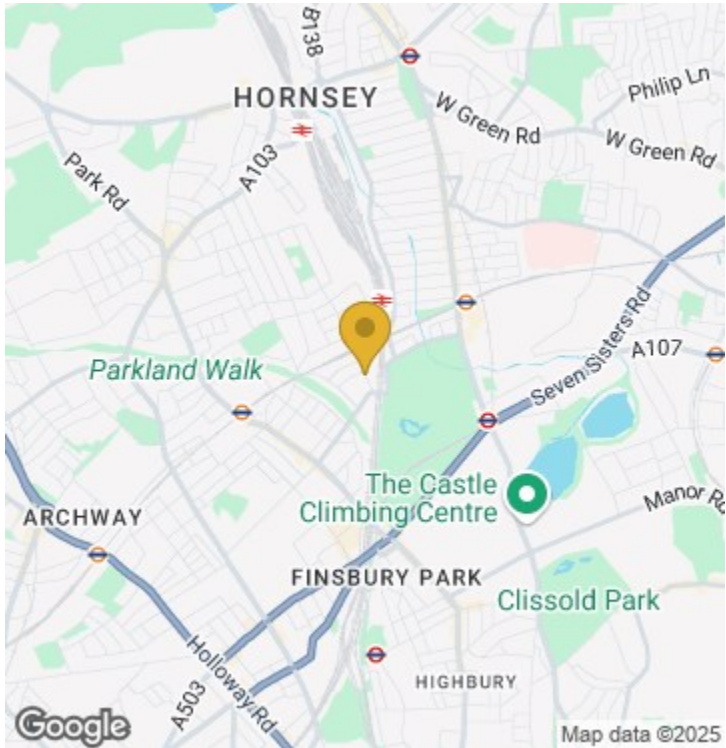
- 2 DOUBLE BEDROOMS
- SPLIT LEVEL MAISONETTE
- PLENTIFUL INBUILT STORAGE
- FLOOR-TO-CEILING BAY WINDOW
- SOUTHWEST FACING PRIVATE GARDEN
- 0.7 MILES TO FINSBURY PARK STATION

YOURS FOR  
£650,000

Nestled in the heart of Stroud Green, this elegant two double bedroom maisonette boasts a southwest-facing private garden and harmoniously combines the contemporary pursuit of light and comfort with the sophistication of its Victorian origins.

Just 0.7 miles away from this humble abode resides Finsbury Park Station, connecting you to the Victoria, Piccadilly and National Rail lines. Between here and there awaits a plethora of local attractions, ranging from family-friendly fun at Rowans Tenpin Bowl to local nature reserve Parkland Walk and Grade II listed green space Finsbury Park.

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	69	78
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: 2  
BATHROOMS: 1  
RECEPTIONS: 1

