


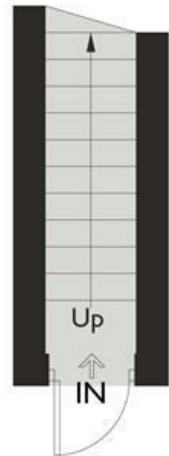


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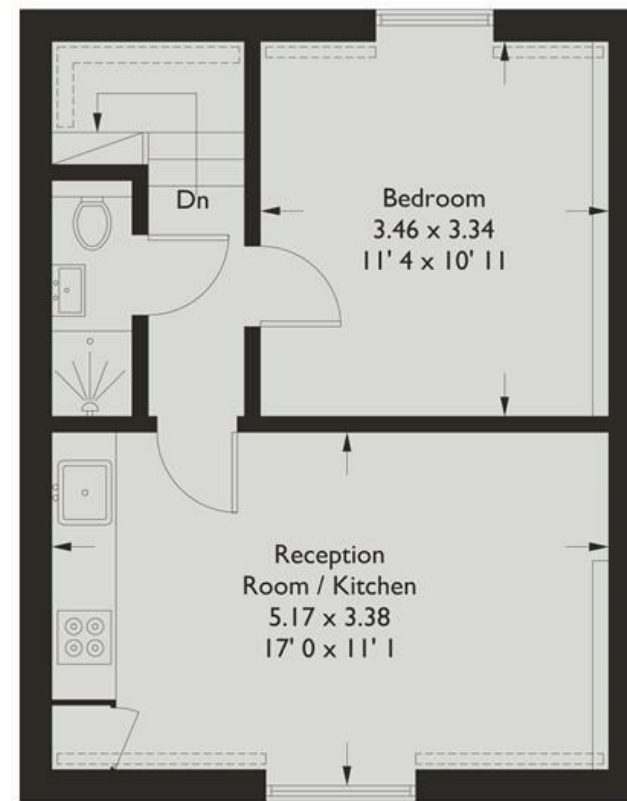
414 SqFt Interior



 = Reduced headroom below 1.5m / 5'0



Second Floor
30 sq ft / 2.8 sq m



Third Floor
384 sq ft / 35.7 sq m
(Including Reduced Headroom)

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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SEVEN SISTERS ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

B
ISLINGTON - FINSBURY PARK
WARD

DEPOSIT AMOUNT:

£1,615*

CONTRACT TERM

12 MONTHS

*DEPOSIT AMOUNT WILL BE THE
EQUIVALENT TO 5 WEEKS RENT, IF THE RENT
AMOUNT IS RENEGOTIATED THEN THE
DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

- 1 DOUBLE BEDROOM
- TOP FLOOR
- FURNISHED
- AVAILABLE 02/12/2024
- EPC RATING D
- 0.2 MILES TO FINSBURY PARK STATION

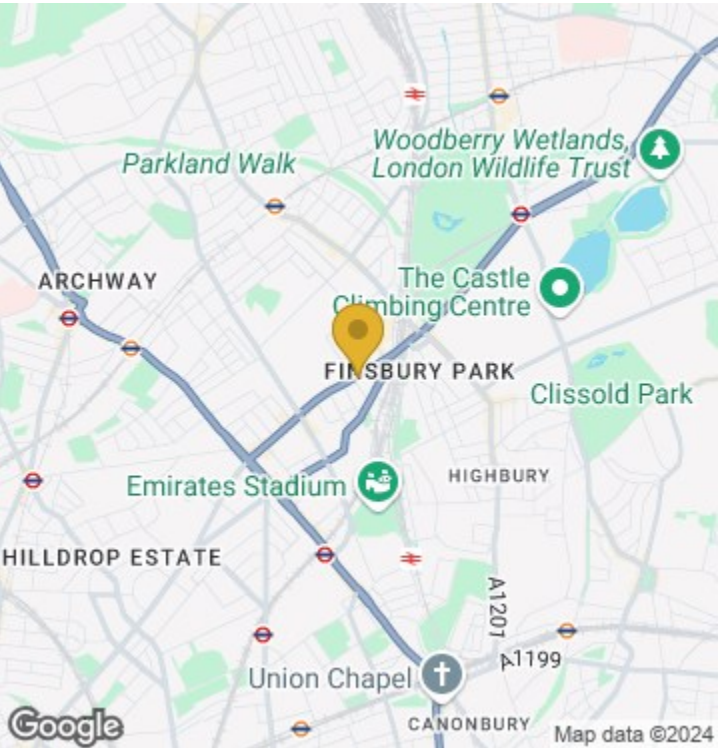
YOURS FOR
£1,400 PCM

Fresh, neutral decor presides throughout the light and airy abode, lit by natural light from panel windows in each room. The crisp white, open plan living and kitchen area greets you on arrival boasting laminate flooring and recessed spot lighting with space for lounge and dining furniture.

To your right you'll find the modern fitted kitchen area, complete with flush handleless cabinets and granite effect worktops surrounding your contemporary appliances and fittings with fresh white tiling. The modern shower room and WC across the hall is similarly furnished in crisp white shades, with large, clean white and dark slate tiles hugging the walls complimenting chrome fittings.

Towards the rear of the property lies the double bedroom, with charming slanted ceilings and views out over neighbouring rooftops. Here you'll find space for a desk area, large bed and wardrobe, with storage options via B-side tables and shelving should you wish.

Ideal for those looking for their own slice of popular inner North London, this charming period conversion apartment is superbly located a short 5 minute walk to Finsbury Park Station (Victoria, Piccadilly, Great Northern, Thameslink), Holloway Rd Station (Piccadilly), & Upper Holloway Overground. Here you will also find a new seven screen picturehouse cinema and the shops bars and restaurants of City North.



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

