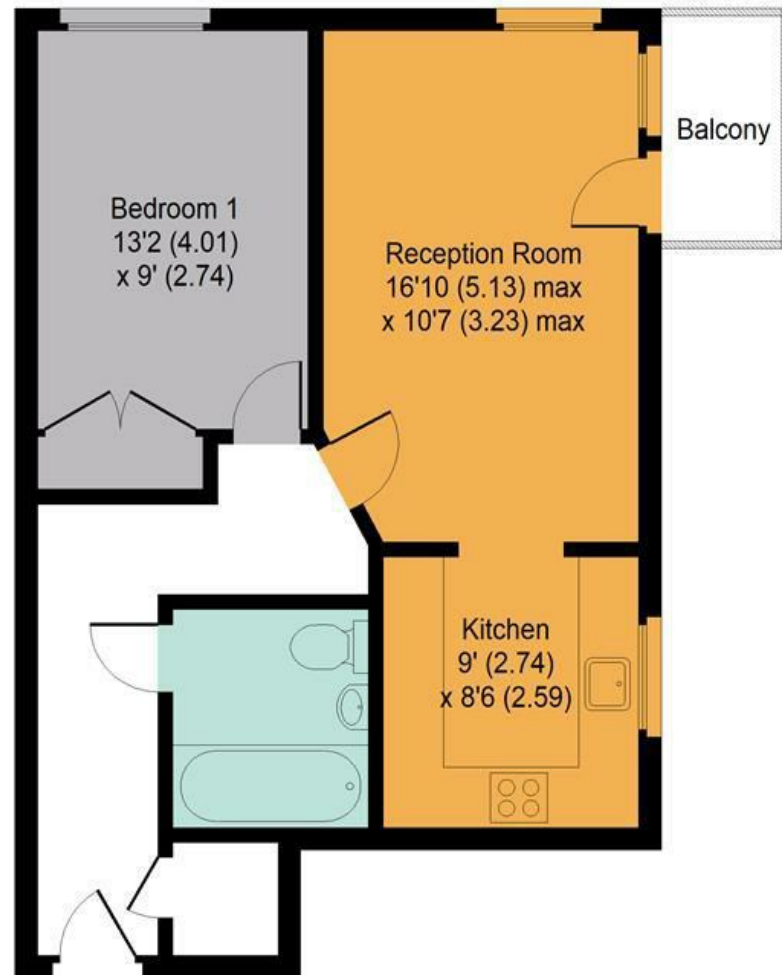




Hexton Court

APPROX. GROSS INTERNAL FLOOR AREA 564 SQ FT / 52.4 SQ M



FOURTH 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.



DAVIES & DAVIES ESTATE AGENTS

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BROWNSWOOD ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > EPC C
- > LEASEHOLD 104 YEARS
- > SERVICE CHARGE £1118.32 (INCLUDES WATER)
- > GROUND RENT - INCLUDED IN SERVICE CHARGE
- > COUNCIL TAX C

KEY FEATURES

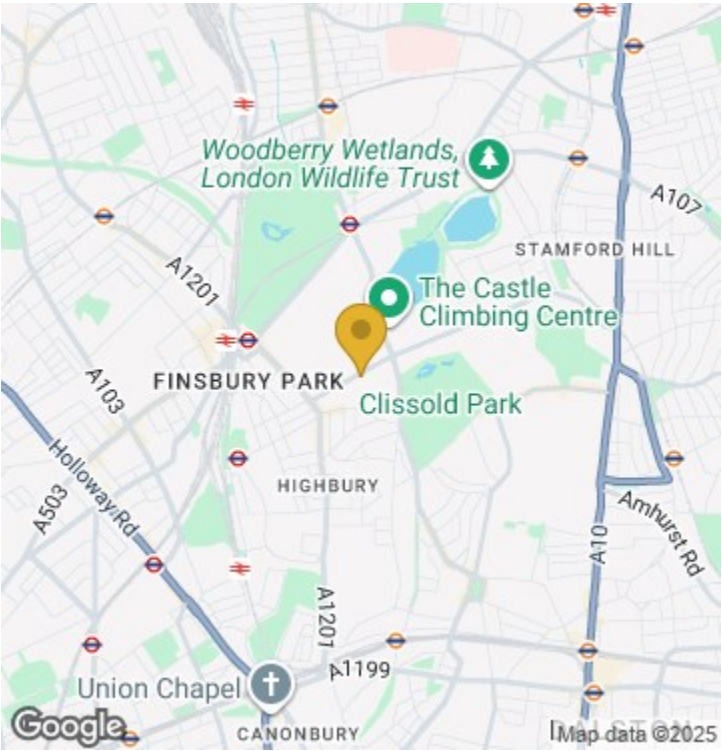
- 1 DOUBLE BEDROOM
- OFFERED CHAIN FREE
- DESIRABLE LOCATION
- BALCONY
- OPEN PLAN LIVING / KITCHEN
- 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR
£425,000

Your one bedroom apartment sits on the fourth floor of Hexton Court, a purpose-built block, just moments from the buzz of Finsbury Park and the calm of Clissold Park. Your bright and well-proportioned one-bedroom abode benefits from plentiful natural light and space throughout.

You're within easy reach of Finsbury Park station (Victoria & Piccadilly lines), making city access a breeze, while the green spaces of Finsbury Park and Clissold Park offer weekend escapes. Check out our Neighbourhoods Guides for more local tips.

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	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

