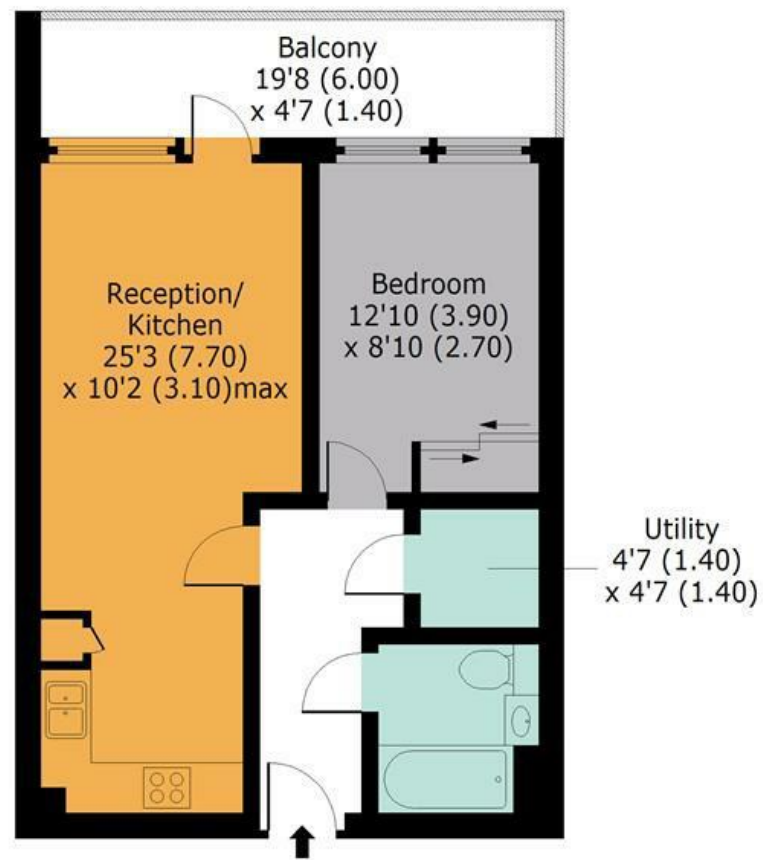




### Carriage House N4

APPROX. GROSS INTERNAL FLOOR AREA 489 SQ FT / 45.43 SQ M

APPROX. GROSS BALCONY AREA 92 SQ FT / 8.55 SQ M



FIFTH FLOOR



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com



## DAVIES & DAVIES ESTATE AGENTS

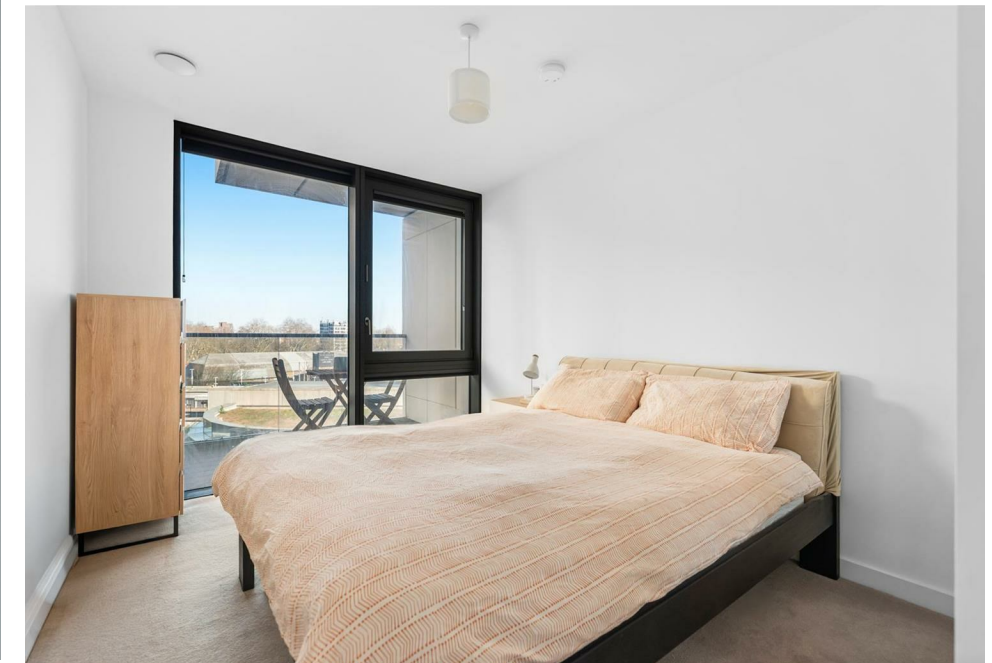
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

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

1 BEDROOM | 1 BATHROOM | FLAT





### MATERIAL INFORMATION:

- > LEASE LENGTH: 993 YEARS
- > SERVICE CHARGE: £3000 PER ANNUM
- > COUNCIL TAX BAND: D
- > NO GROUND RENT

### KEY FEATURES

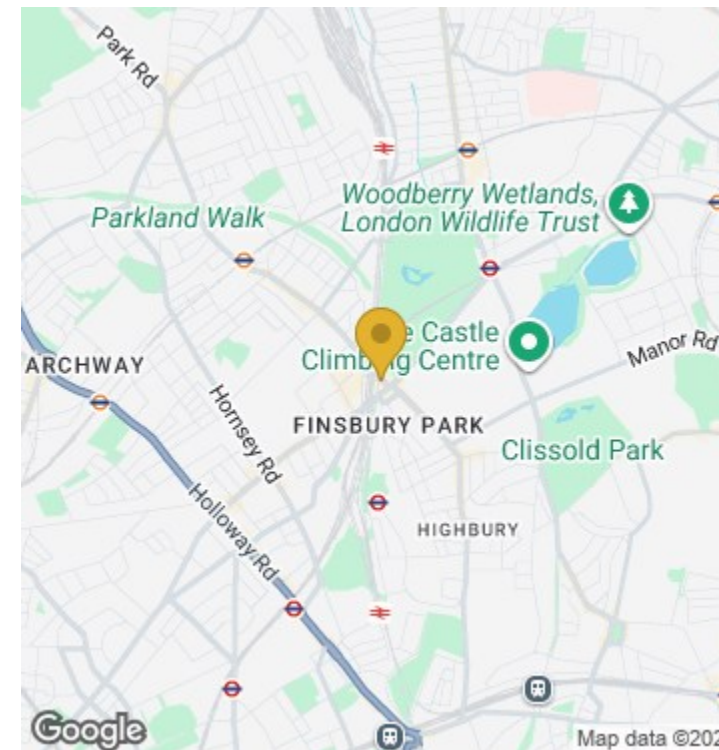
- OPEN PLAN LIVING WITH EXCELLENT NATURAL LIGHT
- GENEROUSLY SIZED PRIVATE BALCONY
- PERSONALISED ACCESS TO COMMUNAL LOUNGE
- 24HR CONCIERGE SERVICES
- INTEGRATED KITCHEN WITH STREAMLINED CABINETRY AND APPLIANCES
- LESS THAN 0.1 MILES TO FINSBURY PARK STATION

**YOURS FOR  
£425,000**

Occupying an elevated position on the X floor of a contemporary building, this carefully considered one-bedroom apartment is defined by its sense of light, clean architectural lines and far-reaching views across the surrounding skyline.

Well-positioned for the amenities of Finsbury Park, Stroud Green and the open green spaces nearby, the apartment benefits from excellent transport connections, providing swift and easy access across London.

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		84	84
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

