

LOWER GROUND FLOOR

GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

**Osborne Road**  
APPROX. GROSS INTERNAL FLOOR AREA 1725 SQ FT / 160.3 SQ M  
APPROX. GROSS STORAGE AREA 178 SQ FT / 16.5 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.



**DAVIES & DAVIES ESTATE AGENTS**

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

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

**OSBORNE ROAD**

4 BEDROOM | 2 BATHROOM | HOUSE - SEMI-DETACHED





## MATERIAL INFORMATION:

- > FREEHOLD HOUSE
- > EPC: C
- > COUNCIL TAX: E

## KEY FEATURES

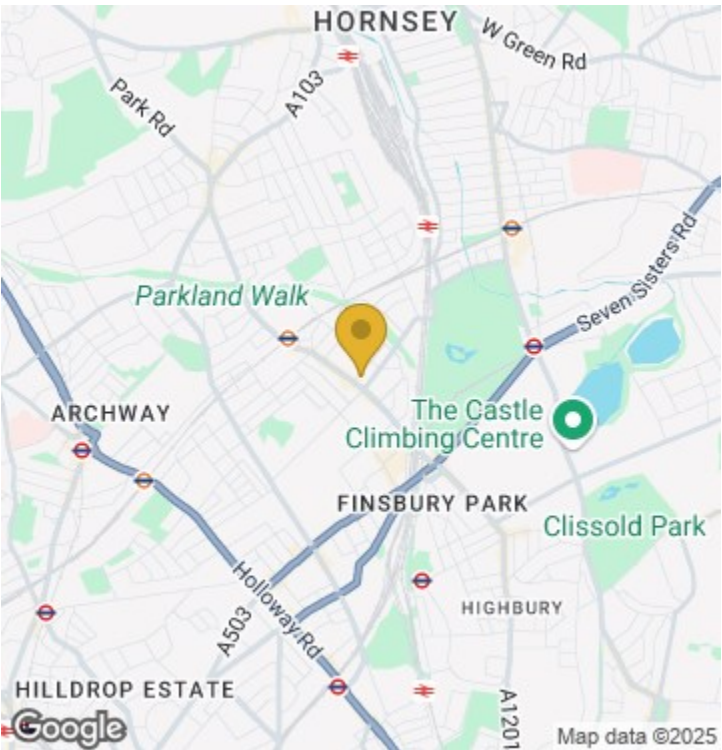
- 4 BEDROOM HOUSE
- PRIVATE GARDEN
- WELL PRESENTED HOUSE
- 0.5 MILES TO FINSBURY PARK STATION
- SPACIOUS GARDEN
- 2 BATHROOMS

YOURS FOR  
£1,700,000

Your exceptional four bedroom, two bathroom family home arranged over four levels, offers generous proportions, an elegant interior, and a beautifully maintained private garden. Positioned on sought after Osborne Road in Stroud Green, this property is an ideal family home.

Located on Osborne Road, a leafy residential street lined with period properties, the home is just moments from lively Stroud Green Road with its vibrant mix of independent cafés, restaurants, and boutique shops. Exce

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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	

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: 4



BATHROOMS: 2



RECEPTIONS: 1

