



### Mitford Road

APPROX. GROSS INTERNAL FLOOR AREA 424 SQ FT / 39.4 SQ M



GROUND 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.



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MITFORD ROAD

1 BEDROOM | 1 BATHROOM | FLAT



### MATERIAL INFORMATION:

> COUNCIL TAX BAND: C

> EPC: C

> LEASEHOLD - 989 YEARS REMAINING

> MODERNISED COMPLETELY

### KEY FEATURES

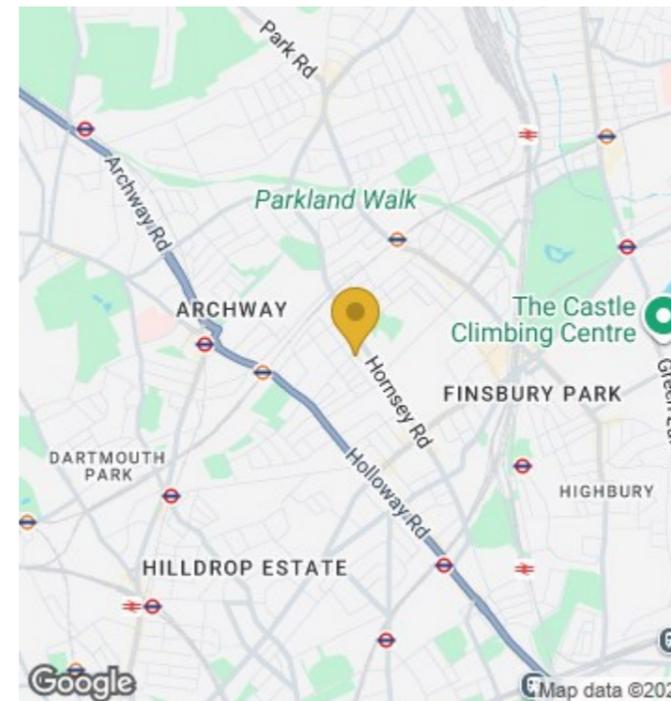
- BRIGHT 1-BED GARDEN FLAT
- GROUND-FLOOR PERIOD CONVERSION
- STYLISH OPEN-PLAN KITCHEN/LIVING
- PRIVATE LOW-MAINTENANCE COURTYARD
- MODERN BATHROOM
- CLOSE TO FINSBURY PARK AND HOLLOWAY

YOURS FOR  
£345,000

Stylish simplicity meets thoughtful modern living in this bright one-bedroom garden flat, ideally positioned on a peaceful residential street moments from Finsbury Park and Holloway.

Mitford Road is a quiet, tree-lined street within easy reach of Stroud Green's independent cafés, bakeries and bars, while Finsbury Park Station (Victoria, Piccadilly & National Rail) is just a short stroll away — offering swift access to the City, West End and East London. Crouch Hill Overground, the Parkland Walk and leafy Finsbury Park itself are also nearby.

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		79	79
		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

