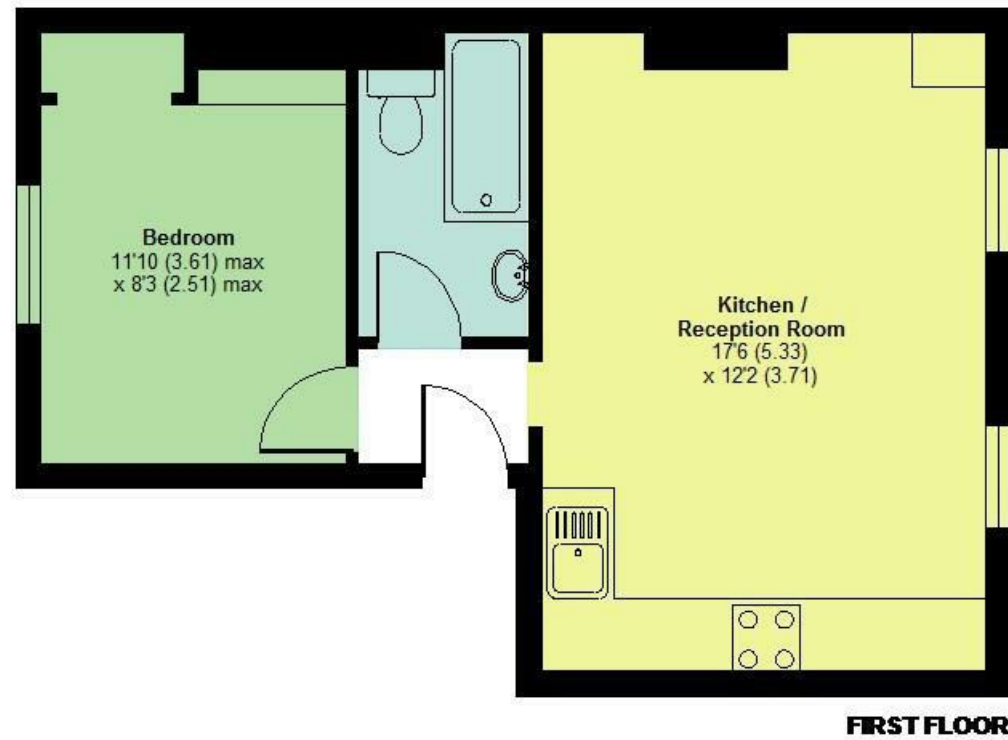
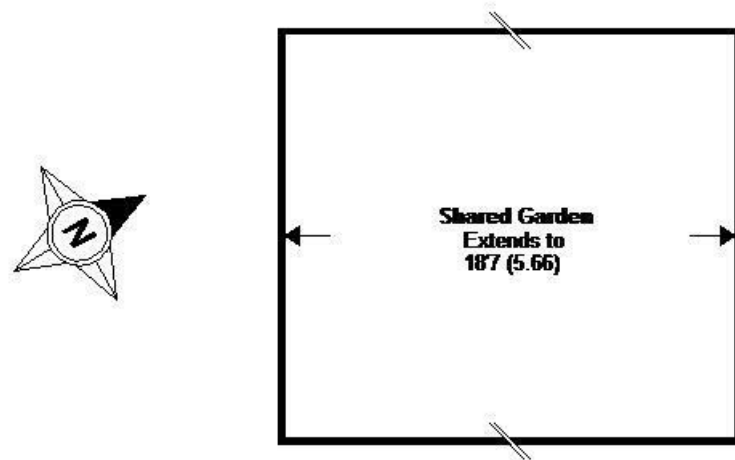




Regina Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 374 SQ FT 34.7 SQ METRES



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, omission 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. Specifically 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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REGINA ROAD

1 BEDROOM | 1 BATHROOM | P1825



OUR
FAVOURITE
FEATURES:

- > INBUILT STORAGE
- > NATURAL SISAL CARPETING
- > RAINFOREST SHOWER OVER BATH

KEY FEATURES

- 1 DOUBLE BEDROOM
- FIRST FLOOR FLAT
- FURNISHED
- SHARED GARDEN ACCESS
- AVAILABLE FROM 19TH MARCH
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,300 PCM

Brilliant white cabinetry lines the entirety of one wall in the open plan kitchen and reception room, quietly residing amongst a carefully positioned collection of chunky floating shelves that have been fitted with long strip lighting underneath. At the other side of the space awaits a contemporary and minimalist sofa in a versatile shade of charcoal grey, relinquishing the need for armrests to double up as a guest bed for last-minute overnight guests to crash on. A white and wooden dinette for two ties the two spaces together, creating a harmonious transition between the sleek white surfaces of the kitchen and natural sisal carpeting of the reception area. Adjacent is the bathroom, boasting a luxurious chrome heated towel rail, rainforest shower over a full-sized bathtub and a wall-mounted circular mirror with integrated LED lighting. A plethora of inbuilt storage resides in the bedroom alongside a dark wooden double bed, large sash window and light grey painted walls. Downstairs, you'll find access to a charming outdoor space surrounded in mature foliage, quaint trellis fencing and featuring a paved patio area, ideal for al fresco dining.



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	69	77
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	70	81
EU Directive 2002/91/EC		

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

