



644 SqFt Interior
53 SqFt Exterior Shed



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk



FLORENCE ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> SHARE OF FREEHOLD

> EPC D

> COUNCIL TAX BAND C

KEY FEATURES

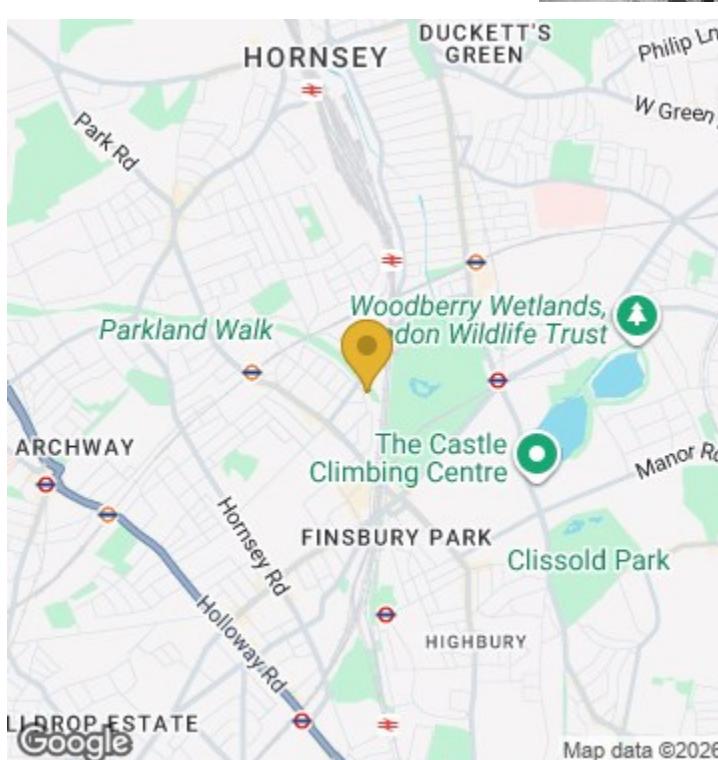
- 2 BEDROOM FLAT
- PRIVATE GARDEN
- SHARE OF FREEHOLD
- BACKING ON TO THE PARKLAND WALK
- FULLY POWERED GARDEN OFFICE
- 0.4 MILES TO FINSBURY PARK STATION

YOURS FOR
£650,000

At the rear, the kitchen is bright and well-considered, fitted with clean white cabinetry, warm wooden worktops and open shelving. Glazed doors open directly onto the garden, creating an easy flow between inside and out. The garden itself is a genuine highlight - private and not overlooked due to backing on to the famous Parkland Walk, it is also leafy and generously sized, with space for outdoor dining and gardening. At the far end sits a fully powered garden studio, currently set up as a home office, offering valuable extra space that feels separate from the main house yet connected to it.

Florence Road is a peaceful residential street, well placed for the open green spaces of Finsbury Park and the cafés, bakeries and independent shops of Stroud Green Road. Excellent transport links are close by, with easy access to the City, West End and beyond.

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PROPERTIES
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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		

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		

BEDROOMS: 2
 BATHROOMS: 1
 RECEPTIONS: 1

