



**DAVIES & DAVIES ESTATE AGENTS**  
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**POOLE'S PARK**  
2 BEDROOM | 2 BATHROOM | NOT SPECIFIED



## MATERIAL INFORMATION:

- > LEASHOLD PROPERTY  
(OVER 100 YEARS)
- > SERVICE CHARGE: £178  
PER MONTH
- > GROUND RENT: £300  
PER ANNUM
- > COUNCIL TAX BAND:  
D

## KEY FEATURES

- TWO DOUBLE BEDROOMS, WITH EN SUITE
- OPEN-PLAN KITCHEN/RECEPTION
- PRIVATE PATIO SPACE
- SECURE, WELL-MAINTAINED DEVELOPMENT
- LOCAL AMENITIES NEARBY
- EXCELLENT TRANSPORT LINKS VIA VICTORIA & PICCADILLY LINES

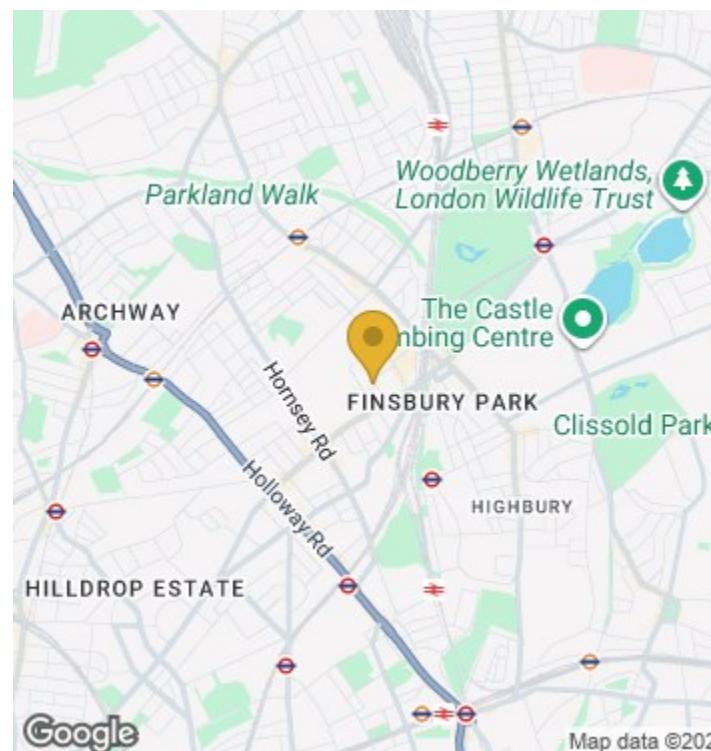
YOURS FOR  
£625,000

Set within the modern Hollyfield development, this well presented ground floor apartment offers generous proportions, excellent natural light and the rare benefit of private outdoor space, all moments from the green open spaces of Finsbury Park.

The flat is positioned within a well maintained, secure development and is ideally located for access to Finsbury Park Station, offering excellent transport links via the Victoria and Piccadilly lines, National Rail services, and easy access to local shops, cafés and amenities along Stroud Green Road.



**SEE MORE  
PROPERTIES  
ONLINE**



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

-  BEDROOMS: 2
-  BATHROOMS: 2
-  RECEPTIONS: 1

