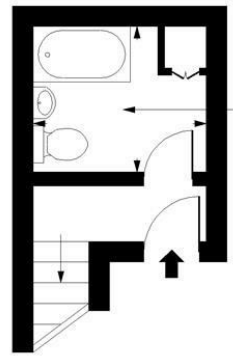
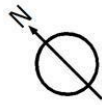




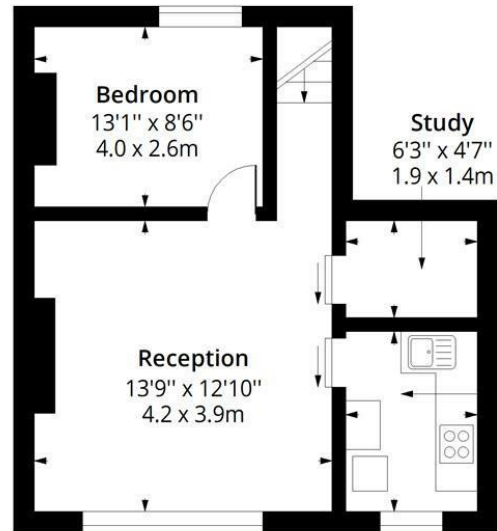
Florence Road, N4

Approx. Gross Internal Area 514 Sq Ft - 47.75 Sq M



Bathroom
8'2" x 6'11"
2.5 x 2.1m

Ground Floor
Floor Area 94 Sq Ft - 8.73 Sq M



Bedroom
13'1" x 8'6"
4.0 x 2.6m

Study
6'3" x 4'7"
1.9 x 1.4m

Reception
13'9" x 12'10"
4.2 x 3.9m

Kitchen
8'6" x 6'3"
2.6 x 1.9m

First Floor
Floor Area 420 Sq Ft - 39.02 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

www.daviesdavies.co.uk

FLORENCE ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> SHARE OF FREEHOLD

> COUNCIL TAX BAND: D

> EPC: D

> NO GROUND RENT OR SERVICE CHARGE

KEY FEATURES

- ONE-BEDROOM PERIOD CONVERSION
- ADDITIONAL OFFICE/STUDY SPACE
- BRIGHT AND SPACIOUS RECEPTION ROOM
- MODERN KITCHEN AND BATHROOM
- EXCELLENT TRANSPORT LINKS VIA FINSBURY PARK
- SOUGHT-AFTER RESIDENTIAL LOCATION ON FLORENCE ROAD

YOURS FOR
£425,000

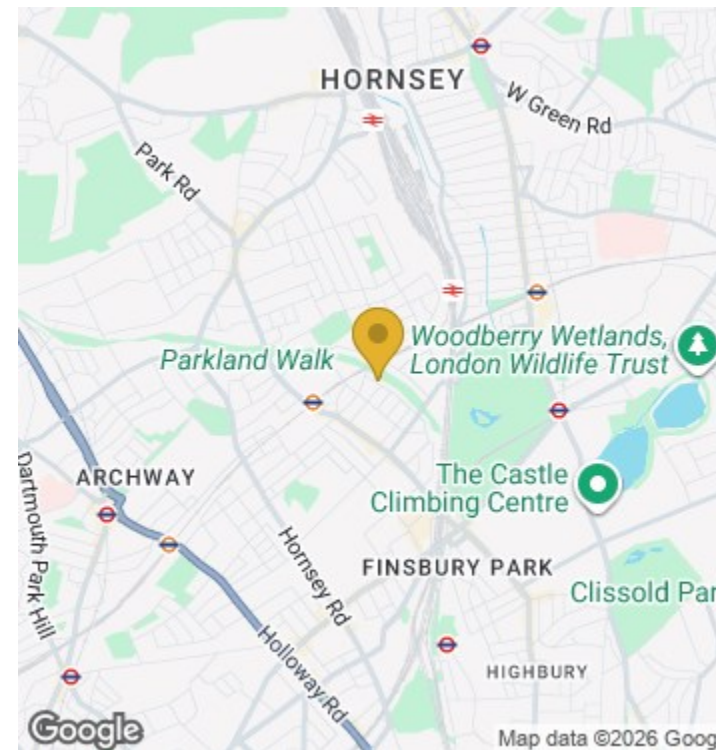
A well-presented one-bedroom period conversion set within a sought-after residential turning on Florence Road, N4, offering a bright and versatile layout with the added benefit of a separate office space.

This charming property comprises a spacious reception room filled with natural light, a well-proportioned double bedroom, a modern fitted kitchen, and a contemporary bathroom suite. A standout feature is the additional office/study area, ideal for those working from home or in need of extra flexible space.

Situated on Florence Road, a popular residential street made up predominantly of period conversions, the property is ideally located for access to Finsbury Park and Harringay, offering excellent transport links via Underground, Overground and National Rail, as well as a wide selection of independent cafés, restaurants, and local amenities.

This would make an ideal first-time purchase or investment opportunity in a well-connected North London location.

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		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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

