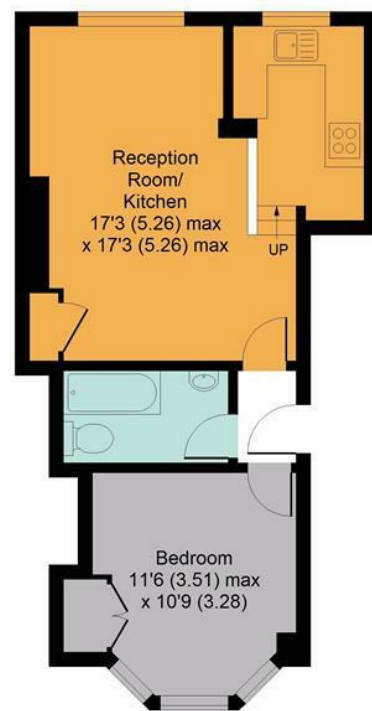




Ennis Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 457 SQ FT / 42.5 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.

www.londonpropertyassessments.co.uk

We recommend sellers and/or potential buyers use the services of the providers listed below. Should you decide to use the services of the provider you should know that we would expect to receive a referral fee recommending you to them. These services and referral fees are:

£300.00 (approx.) per referral from Heron Financial - £80.00 (approx.) per referral from LEA surveyors - £120.00 per referral from Setfords Solicitors LLP - £125.00 per referral from Simply Conveyancing

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

ENNIS ROAD

1 BEDROOM | 1 BATHROOM | FIRST FLOOR



OUR FAVOURITE FEATURES:

- > EXCELLENTLY LOCATED
- > INBUILT WARDROBE
- > RAISED GROUND FLOOR

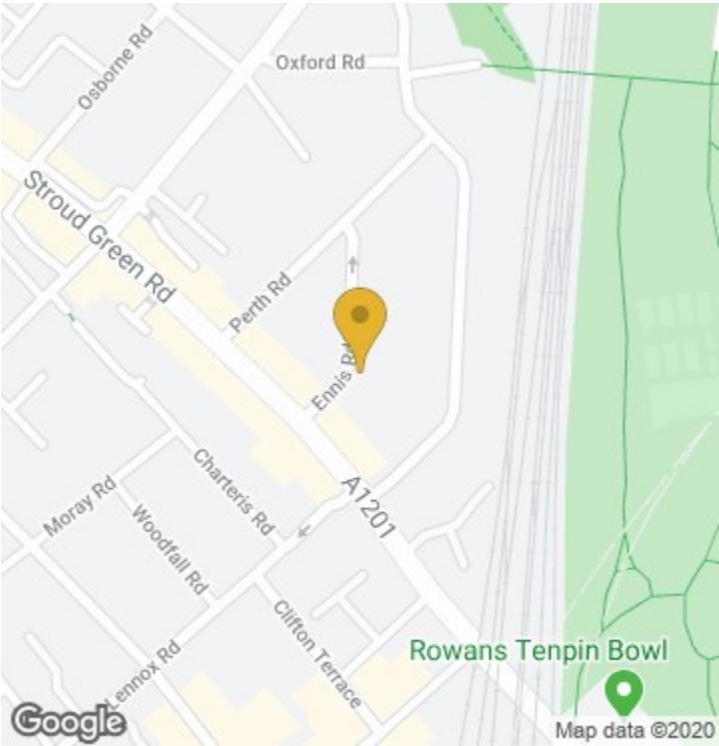
KEY FEATURES

- 1 BEDROOM APARTMENT
- RECENTLY REFURBISHED
- ORIGINAL WOODEN FLOORBOARDS
- CHAIN FREE
- SPLIT LEVEL
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR
£400,000

This charming, recently refurbished one double bedroom resides barely 0.3 miles from Finsbury Park Station, set back slightly from the bustling surrounds of Stroud Green.

In terms of transport links you are in luck, as the Finsbury Park Mainline and Underground Station can be accessed within minutes by foot with direct connections to the Victoria, Piccadilly and National Rail lines. Ennis Road is tucked away from the hustle and bustle of Stroud Green, known locally as the foodie strip for its renowned array of award winning eateries and watering holes.



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	78	79
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	76	76
EU Directive 2002/91/EC		

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

