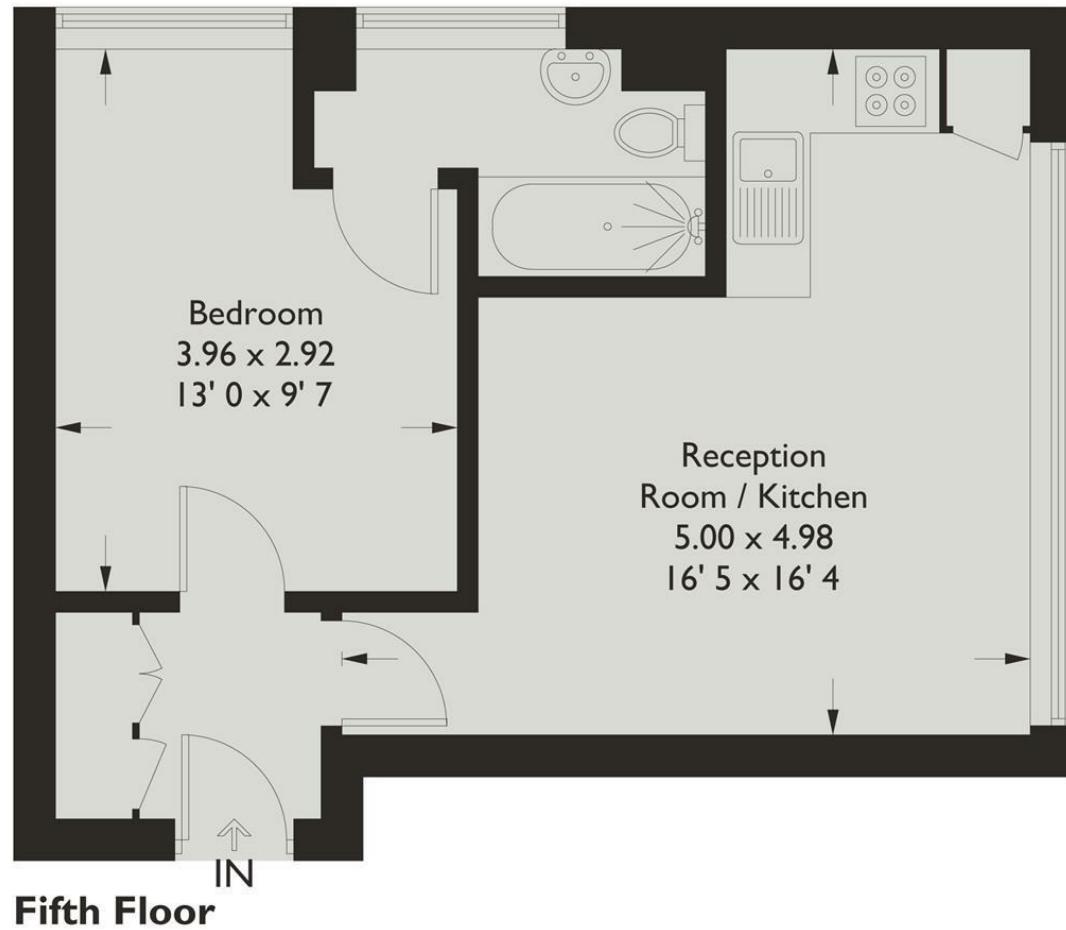




394 SqFt Interior



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](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**SEVEN SISTERS ROAD**

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL  
INFORMATION:

COUNCIL TAX BAND:

B  
HACKNEY- BROWNSWOOD  
WARD

DEPOSIT AMOUNT:

£1,788\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE  
EQUIVALENT TO 5 WEEKS RENT, IF THE RENT  
AMOUNT IS RENEGOTIATED THEN THE  
DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

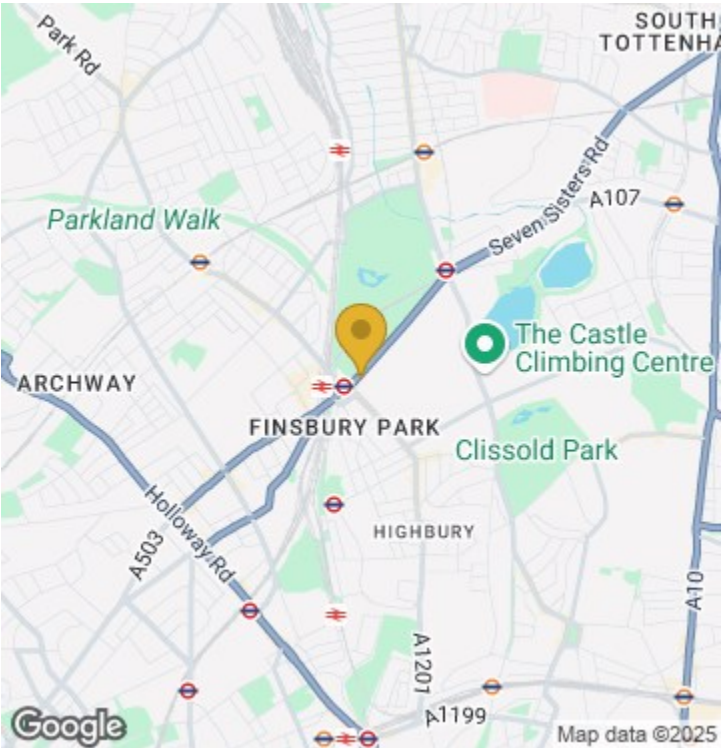
- 1 DOUBLE BEDROOM
- 5TH FLOOR APARTMENT
- FURNISHED
- AVAILABLE 30TH JUNE
- EPC RATING D
- 0.2 MILES FROM FINSBURY  
PARK STATION

YOURS FOR  
£1,550 PCM

Upon exiting the elevator on the fifth floor, a beautifully maintained burgundy-red carpeted communal hallway greets you alongside an adorable miniature book swap for neighbouring residents. After unlocking the sturdy entry door, you'll be enveloped by an abundance of light and warmth spilling in through wall-to-wall double glazed windows in the living room/ kitchen. Contemporary recessed spotlighting fills the space once night falls, the bedroom is furnished with an adorable wooden king size bed, tall wooden wardrobe with matching dresser. Glossy light wooden flooring here provides a simple and stylish separation to the charcoal-effect tiling of the adjoined kitchen, complete with a stylish baby blue Fridge Freezer. Here, you'll spy the beautiful subway tiling, integrated appliances and granite-effect worktops. Off the bedroom, similarly styled separate bathroom, fitted with wall-mounted towel rail and the glorious addition of a full-sized bathtub with shower overhead.

As for the location, you're absolutely spoilt for choice and we may be a little jealous. Very

VIEW MORE ON  
OUR WEBSITE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		58
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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

