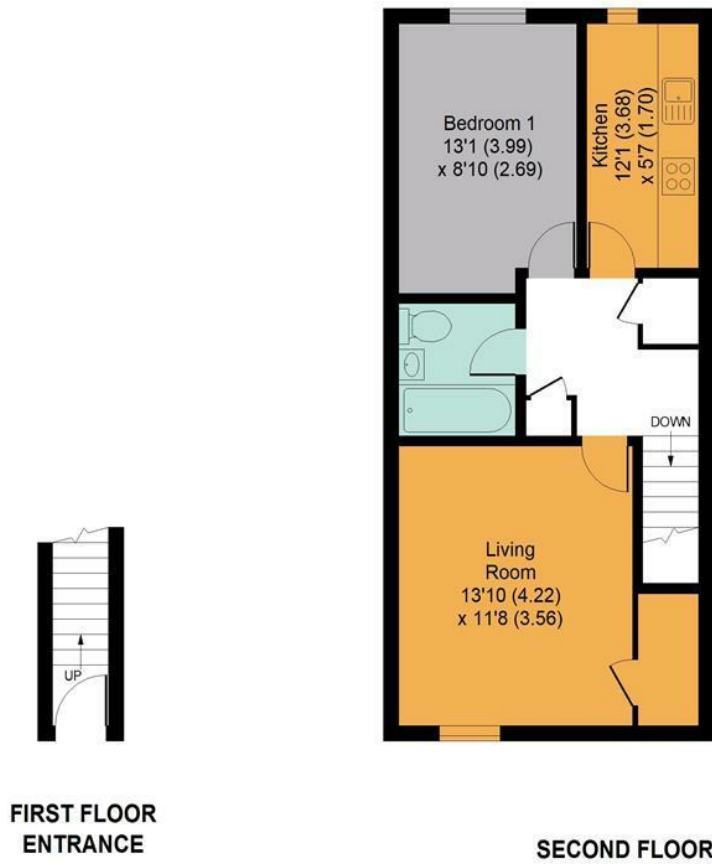




## Charteris Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 535 SQ FT / 49.7 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, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically 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 basis of valuation.

[www.lpaplus.com](http://www.lpaplus.com)

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 Seford's 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](mailto:info@daviesdavies.co.uk)

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

## CHARTERIS ROAD

1 BEDROOM | 1 BATHROOM | FLAT





OUR  
FAVOURITE  
FEATURES:

- > TOP FLOOR
- > CLOSE TO STATION
- > SEPARATE KITCHEN

KEY FEATURES

- 1 BEDROOM FLAT
- TOP FLOOR
- 0.3 MILES TO FINSBURY PARK STATION
- LONG LEASE
- EPC D
- SEPARATE LIVING ROOM

YOURS FOR  
£375,000

Deep within the bustling surrounds of Stroud Green lies the peaceful Charteris Road, where this top floor flat awaits a possible first time buyer.

Charteris Road is located a mere 0.3 miles from Finsbury Park Station and the countless array of amenities and local delights that area boasts. Locals will be quick to let you in on the secrets of Stroud Green and its many culinary choices, not to mention its magical history and swathes of green space. Transport wise, you'll find easy access to Central and East London via Finsbury Park station or the multitude of bus routes nearby.



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	57	71
EU Directive 2002/91/EC		

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		
England & Wales	55	74
EU Directive 2002/91/EC		

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

