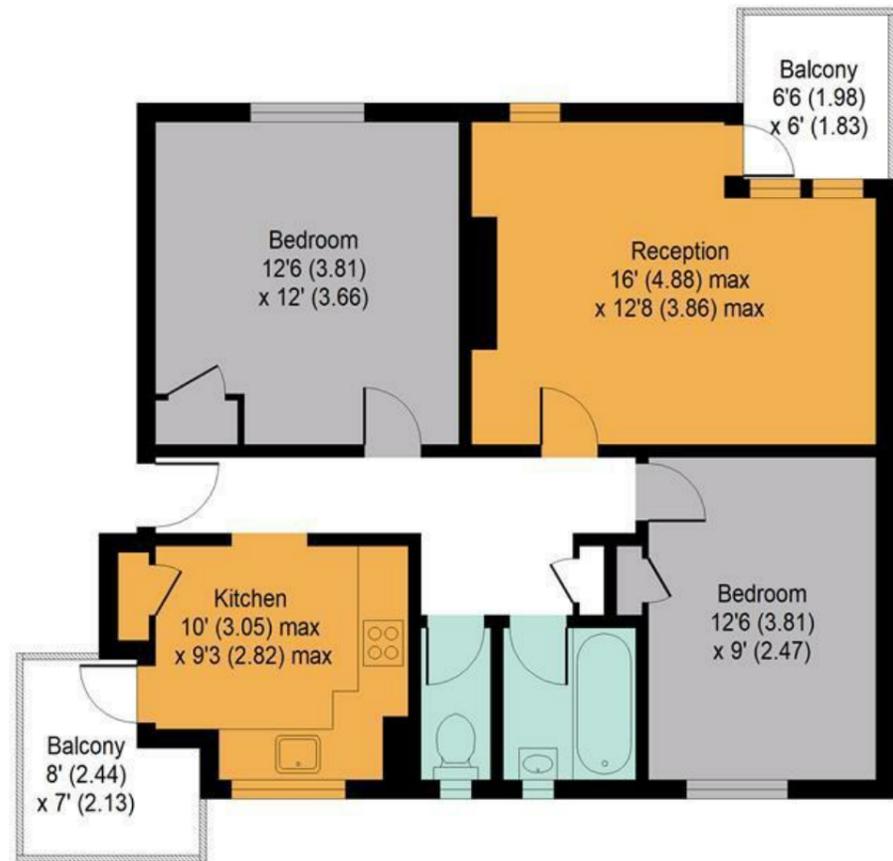




Churchill Court

APPROX. GROSS INTERNAL FLOOR AREA 723 SQ FT / 67.2 SQ M
APPROX. GROSS BALCONY AREA 83 SQ FT / 7.7 SQ M



FIRST FLOOR



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



DAVIES & DAVIES ESTATE AGENTS

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CONNAUGHT ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

£475,000

LEASEHOLD – 125 YEARS FROM 2004

GROUND RENT - £10.00 PA

SERVICE CHARGE - £2553.89 PA

COUNCIL TAX BAND D

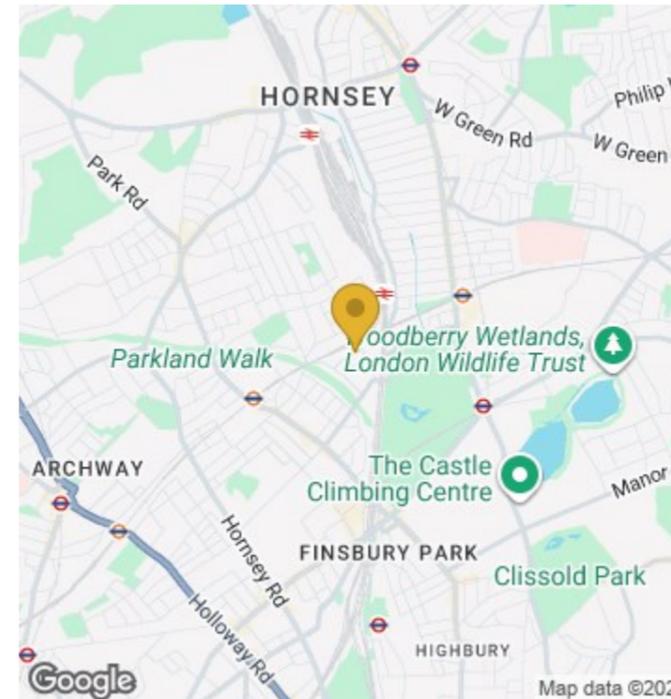
EPC - C

KEY FEATURES

- TWO DOUBLE BEDROOMS
- TWO BALCONIES
- MODERN BATHROOM
- WOOD FLOORS THROUGHOUT
- QUIET STREET
- 0.4 MILES TO HARRINGAY STATION

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£475,000**

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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		77	82
		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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

