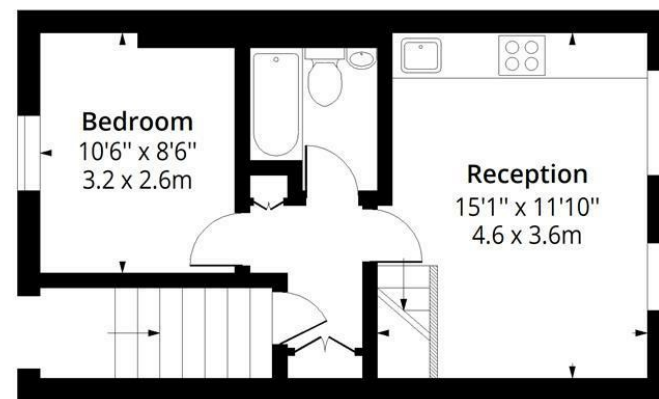
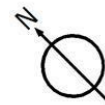




## Perth Road, N4

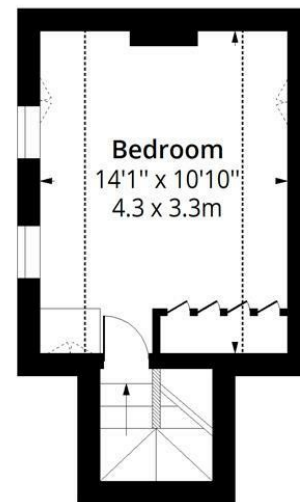
Approx. Gross Internal Area 581 Sq Ft - 53.97 Sq M (Including Restricted Height)

Approx. Gross Internal Area 525 Sq Ft - 48.77 Sq M (Excluding Restricted Height)



### First Floor

Floor Area 401 Sq Ft - 37.25 Sq M



### Second Floor

Floor Area 180 Sq Ft - 16.72 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](mailto:info@daviesdavies.co.uk)

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

**PERTH ROAD**

**2 BEDROOM | 1 BATHROOM | FLAT**



## MATERIAL INFORMATION:

> LEASEHOLD 106 YEARS

> GROUND RENT  
£100.00 PA

> SERVICE CHARGE  
£811.99

> EPC C

> COUNCIL TAX B

## KEY FEATURES

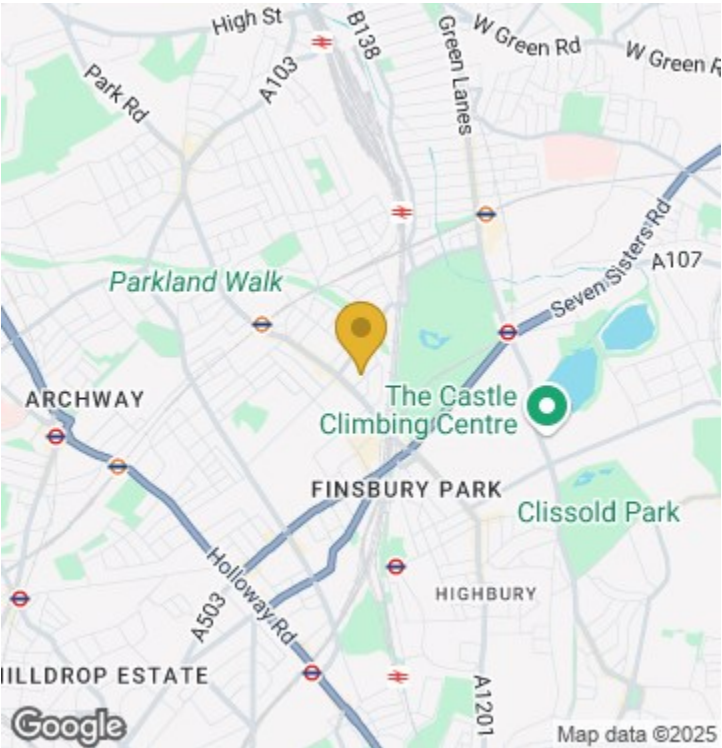
- 2 DOUBLE BEDROOMS
- SHARED GARDEN WITH PRIVATE SHED
- TOP TWO FLOORS
- WELL PRESENTED THROUGHOUT
- DESIRABLE LOCATION
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR  
£500,000

Charming Victorian architecture meets contemporary interiors in this delightful two-bedroom home, enviably located within the thriving heart of Stroud Green. Just moments from the green expanses of Finsbury Park and a wealth of local amenities, this stylish home is a true North London gem.

Stroud Green and its surrounding pockets offer an eclectic blend of independent cafes, acclaimed restaurants, and cosy pubs - including the much-loved Faltering Fullback with its treehouse-like beer garden. Nature lovers will revel in the nearby Parkland Walk, while transport is a breeze with Finsbury Park Interchange just 0.3 miles away, providing swift access to Central London and beyond via Victoria, Piccadilly, and National Rail lines.

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 | 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                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



BEDROOMS: 2



BATHROOMS: 1



RECEPTIONS: 1

