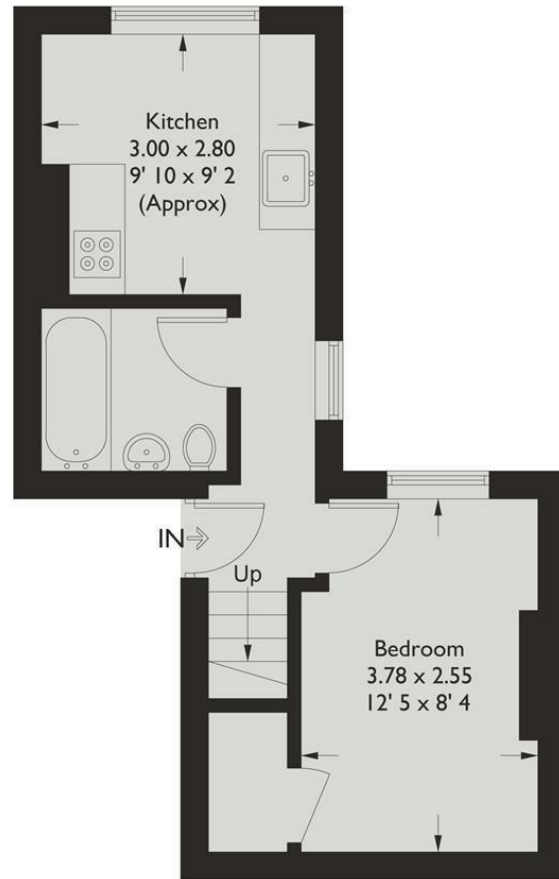
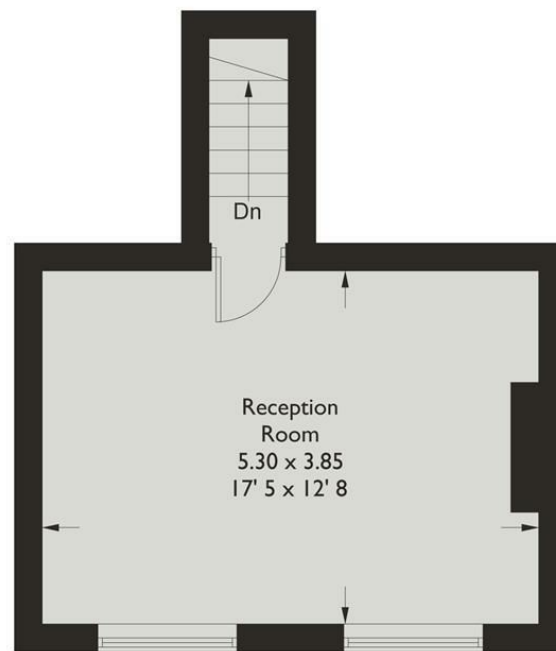




540 SqFt Interior



**Upper Ground Floor**  
299 sq ft / 27.8 sq m



**First Floor**  
241 sq ft / 22.4 sq m

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)

**BEATRICE ROAD**

**1 BEDROOM | 1 BATHROOM | FLAT**





**MATERIAL INFORMATION:**

> SHARE OF FREEHOLD

> £0 SERVICE CHARGE £0 GROUND RENT

> EPC C

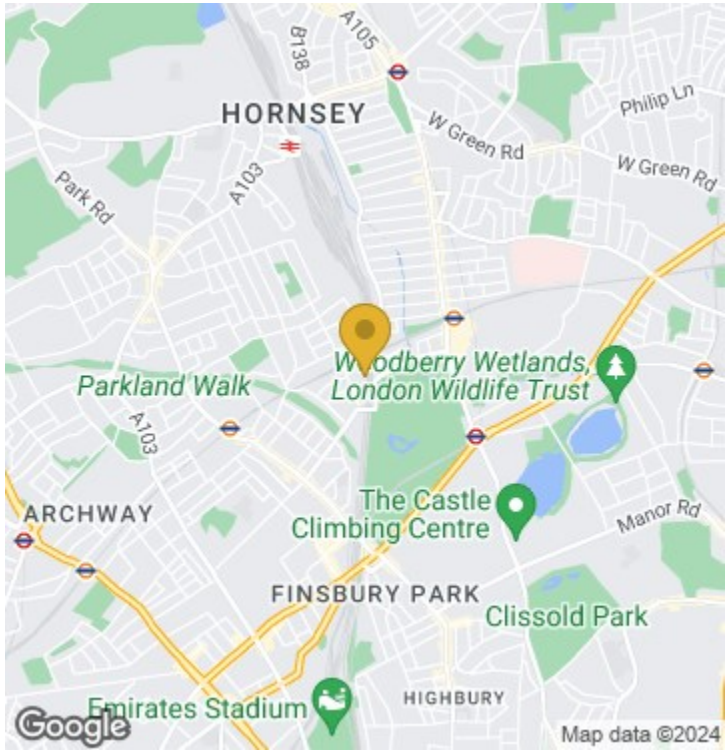
> COUNCIL TAX BAND B

- KEY FEATURES
- I DOUBLE BEDROOM
  - OFFERED CHAIN FREE
  - SEPARATE EAT-IN KITCHEN
  - SHARE OF FREEHOLD
  - SPLIT LEVEL
  - 0.3 MILES TO HARRINGAY STATION

YOURS FOR  
£425,000

Your attractive split-level apartment benefits from spacious rooms, original features throughout and contemporary decor. Neighbouring the wonderful Grade II listed Finsbury Park, this one bedroom home sits along charming Beatrice Road in the heart of popular inner North London.

This two bedroom property is ideally located between Finsbury Park and Haringay, providing excellent access to central and East London, with both Finsbury Park and Crouch Hill Stations only a short walk away. You'll notice neighbouring Stroud Green, with its surrounding green spaces and abundance of local cuisine / retail, is also within walking distance of your front door.



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	71	77
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		

- BEDROOMS: 1

BATHROOMS: 1

RECEPTIONS: 1

