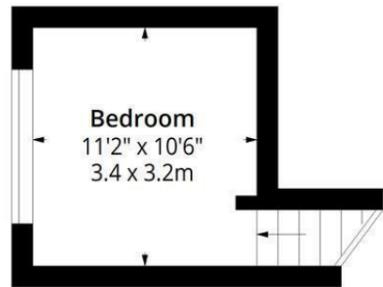




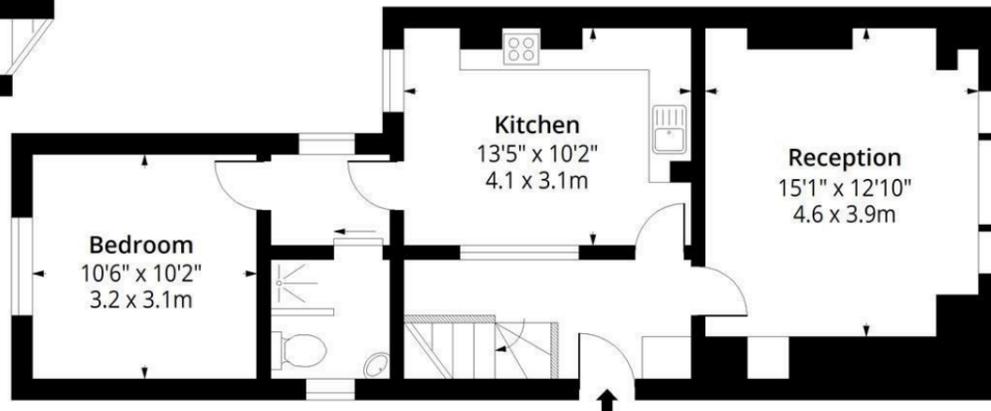
## 36a Albert Road

Approx. Gross Internal Area 755 Sq Ft - 70.14 Sq M



### First Floor

Floor Area 131 Sq Ft - 12.17 Sq M



### Ground Floor

Floor Area 624 Sq Ft - 57.97 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)

**ALBERT ROAD**

**2 BEDROOM | 1 BATHROOM | FLAT**



## MATERIAL INFORMATION:

- > GARDEN FLAT
- > LEASEHOLD 90 YEARS
- > SERVICE CHARGE AND GROUND RENT £1716.00 PA
- > QUOTED £6,853.05 FOR COLLECTIVE ENFRANCHISEMENT
- > COUNCIL TAX BAND D
- > EPC C

## KEY FEATURES

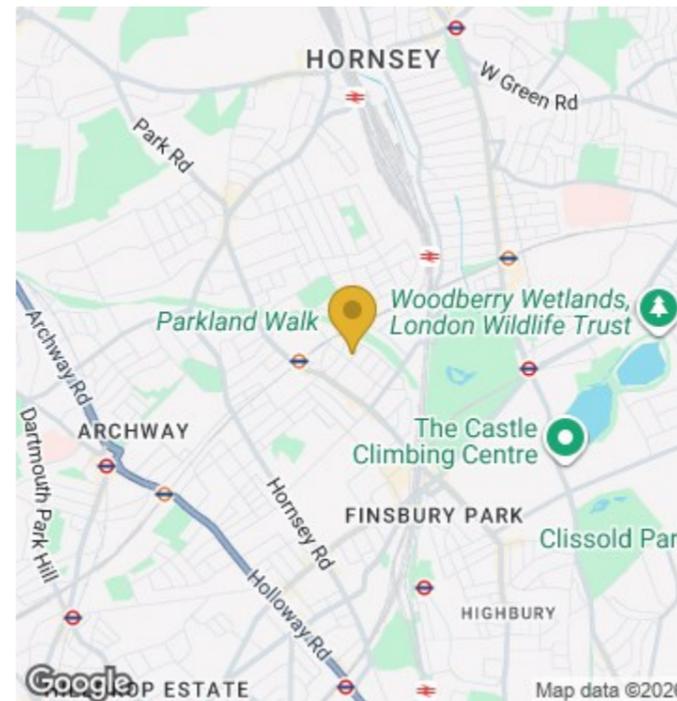
- 2 DOUBLE BEDROOMS
- PRIVATE SECTION OF GARDEN
- OFFERED CHAIN FREE
- DESIRABLE LOCATION
- VIEWINGS TO START FROM 5TH JAN
- 0.5 MILES TO FINSBURY PARK STATION

**YOURS FOR  
£655,000**

Set across the ground and first floor of an elegant Victorian conversion, this spacious two bedroom garden flat offers characterful proportions, leafy outlooks and a private section of garden - all moments from Finsbury Park and Stroud Green's independent cafés and green spaces.

Albert Road is a peaceful, tree lined street in a sought after pocket of North London, just a short stroll from Finsbury Park Station (Victoria, Piccadilly & National Rail), with Stroud Green's cafés, bakeries and bars nearby. The Parkland Walk and Finsbury Park's open green spaces are also on your doorstep.

**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		70	74
		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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

