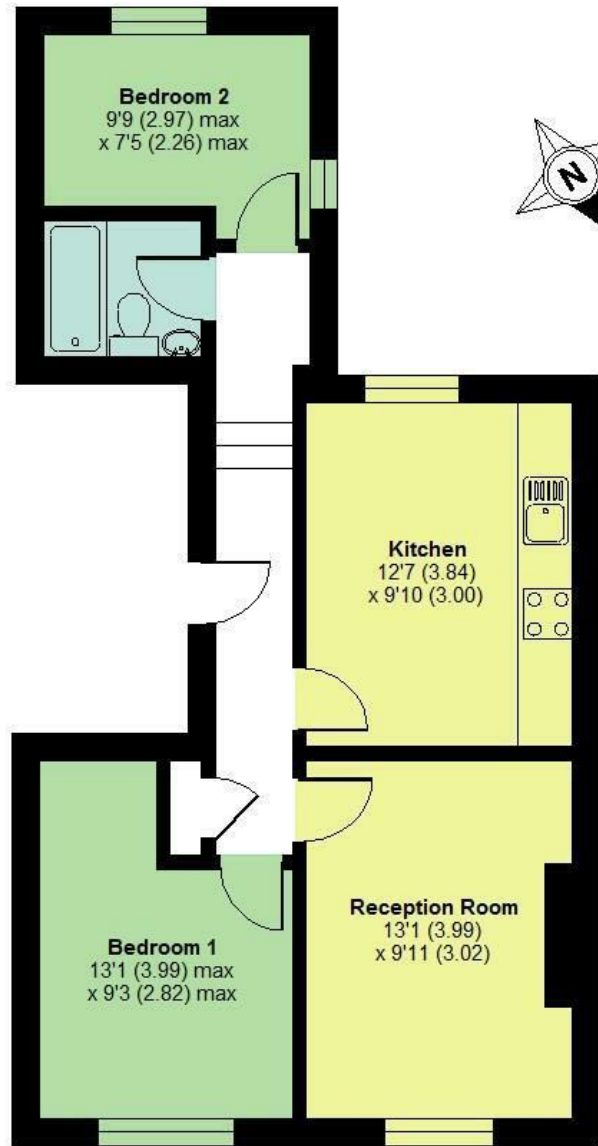




Victoria Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 554 SQ FT 51.4 SQ METRES



FIRST FLOOR

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 representation purposes only as defined by 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 a basis of valuation.

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VICTORIA ROAD

2 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > LEASEHOLD 117 YEARS
- > SHARE OF FREEHOLD ON COMPLETION
- > £0 GROUND RENT £0 SERVICE CHARGE
- > COUNCIL TAX BAND C
- > EPC D

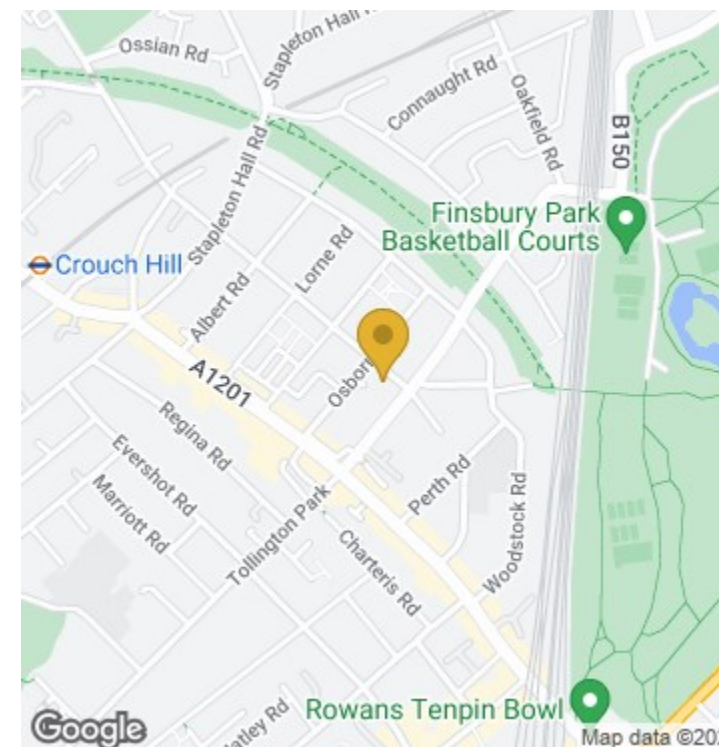
KEY FEATURES

- 2 DOUBLE BEDROOMS
- OFFERED CHAIN FREE
- SHARE OF FREEHOLD ON COMPLETION
- EAT IN KITCHEN
- FIRST FLOOR FLAT
- 0.6 MILES TO FINSBURY PARK STATION

**YOURS FOR
£500,000**

If you're a fan of Victorian period conversions, contemporary decor and plentiful natural light, you'll love this two bedroom apartment along picturesque, tree-lined Victoria Road. Situated in the heart of ever-popular Stroud Green, this attractive split-level home is found within walking distance of Finsbury Park's finest eateries, cultural hotspots and independent retail.

Sitting within popular Stroud Green, you'll find this versatile two bedroom home resides on a charming residential street that runs parallel to our favourite foodie hotspot – Stroud Green Road. Transport wise you are ideally located between Finsbury Park Interchange, with access to Piccadilly and Victoria Lines, and Crouch Hill Overground providing direct access to Central London.



| 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 | 67 | |
| (1-20) | G | | 75 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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 | 65 | |
| (1-20) | G | | 77 |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

