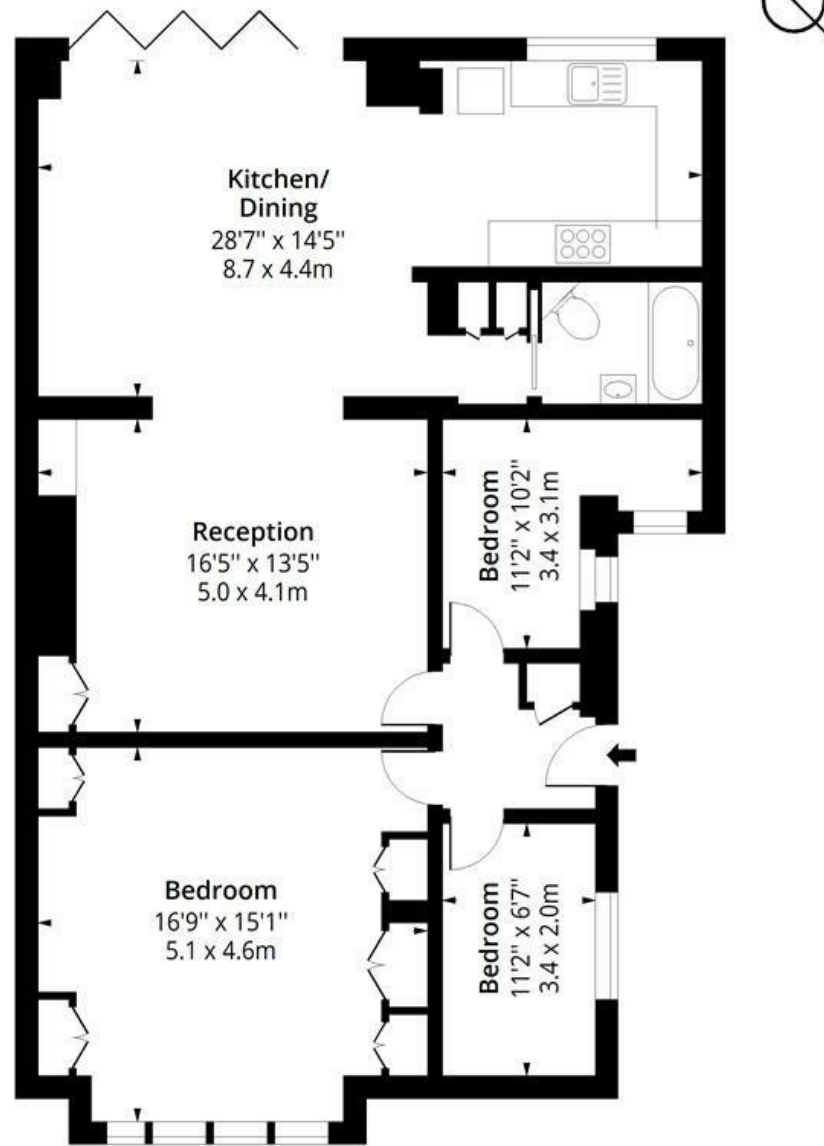




## Portland Road, N4

Approx. Gross Internal Area 1122 Sq Ft - 104.23 Sq M



### Ground Floor

Floor Area 1122 Sq Ft - 104.23 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)

**PORTLAND RISE**

**3 BEDROOM | 1 BATHROOM | FLAT**





### MATERIAL INFORMATION:

- > TENURE: LEASEHOLD
- > LEASE REMAINING: 100 YEARS
- > SERVICE CHARGE: £792 P.A.
- > GROUND RENT: £50 P.A.
- > COUNCIL TAX BAND: B

### KEY FEATURES

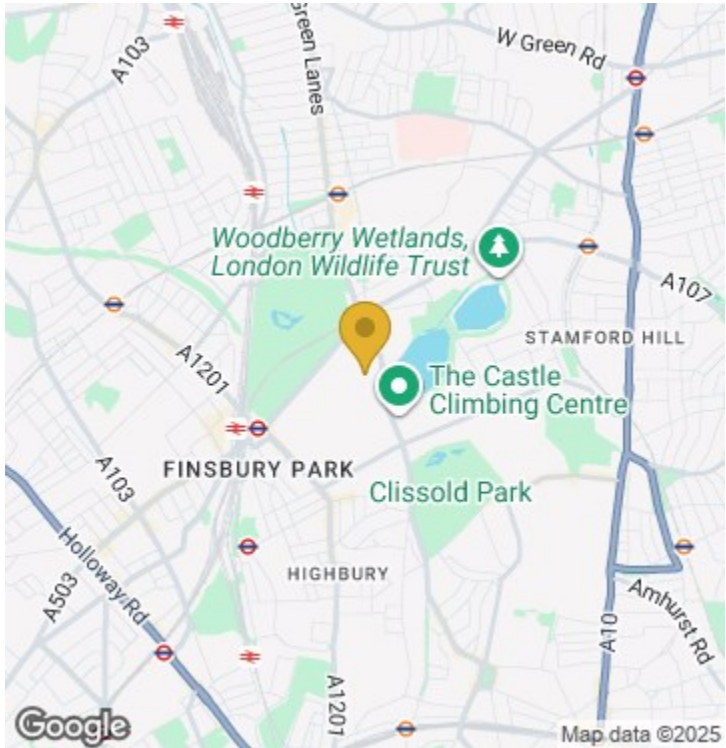
- 3 DOUBLE BEDROOMS
- BEAUTIFUL PRIVATE GARDEN
- PRIME LOCATION: NATURE & TRANSPORT
- CHAIN-FREE AND MOVE-IN READY
- 1,100+ SQ FT OF SPACE (STS)
- 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR  
£900,000

Moments from Finsbury Park and Woodberry Wetlands, this spacious lower ground-floor garden flat offers an appealing balance of indoor space, green surroundings and effortless access to central London.

The location is particularly impressive. Finsbury Park Station (Victoria, Piccadilly, Thameslink and National Rail) is just 0.5 miles away, while nearby Green Lanes offers a mix of cafés, bakeries and grocers. Finsbury Park, Clissold Park and the Woodberry Wetlands offer green open space in every direction.

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: 3
- BATHROOMS: 1
- RECEPTIONS: 1

