



644 SqFt Interior
53 SqFt Exterior Shed



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.



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FLORENCE ROAD

2 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > SHARE OF FREEHOLD
- > EPC D
- > COUNCIL TAX BAND C

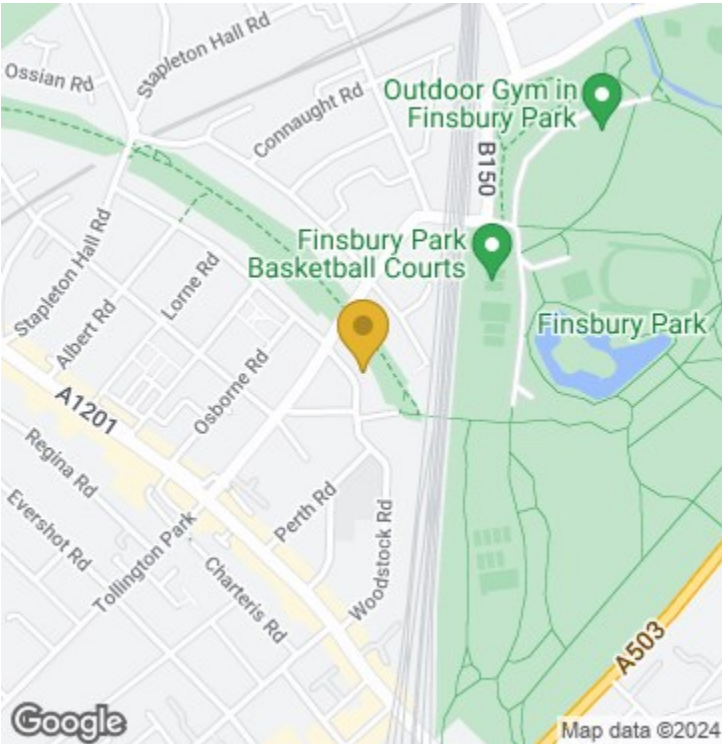
KEY FEATURES

- 2 BEDROOM FLAT
- PRIVATE GARDEN
- SHARE OF FREEHOLD
- BACKING ON TO THE PARKLAND WALK
- GARDEN OFFICE
- 0.4 MILES TO FINSBURY PARK STATION

YOURS FOR
£575,000

This charming two bedroom garden flat is thoughtfully arranged across the ground floor of an attractive period conversion in the heart of friendly Stroud Green. Ideal for a couple or small family looking to reside in the ever popular surrounds of inner North London.

Florence Road is a rather sought after street, with local nature reserve Parkland Walk running parallel behind it. The property is located just 0.2 miles from thriving Stroud Green Road, which is bursting with a stunningly diverse array of restaurants, drinking spots and local businesses. For more local tips, visit our neighbourhood guides.



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

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

