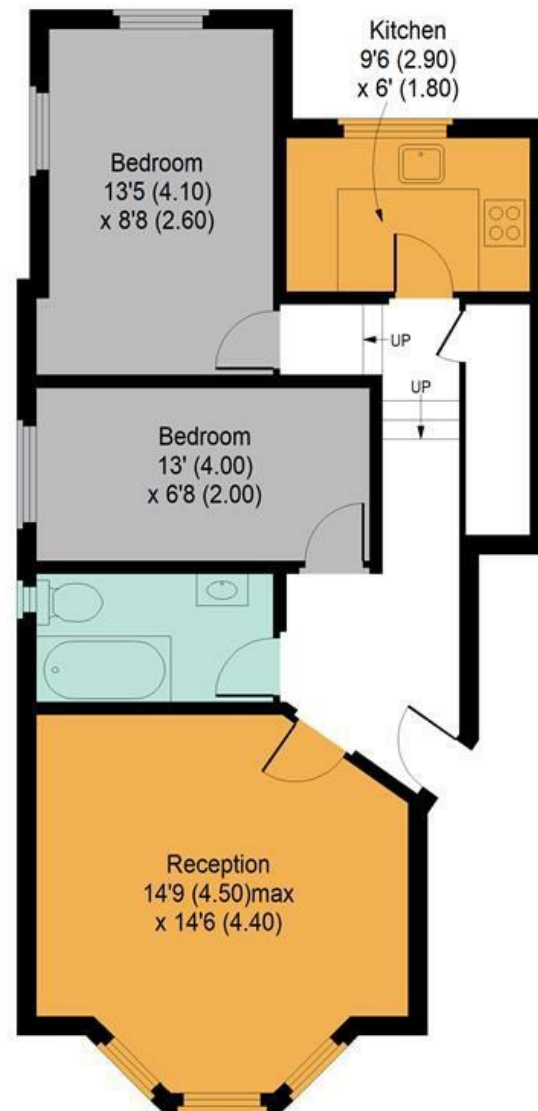




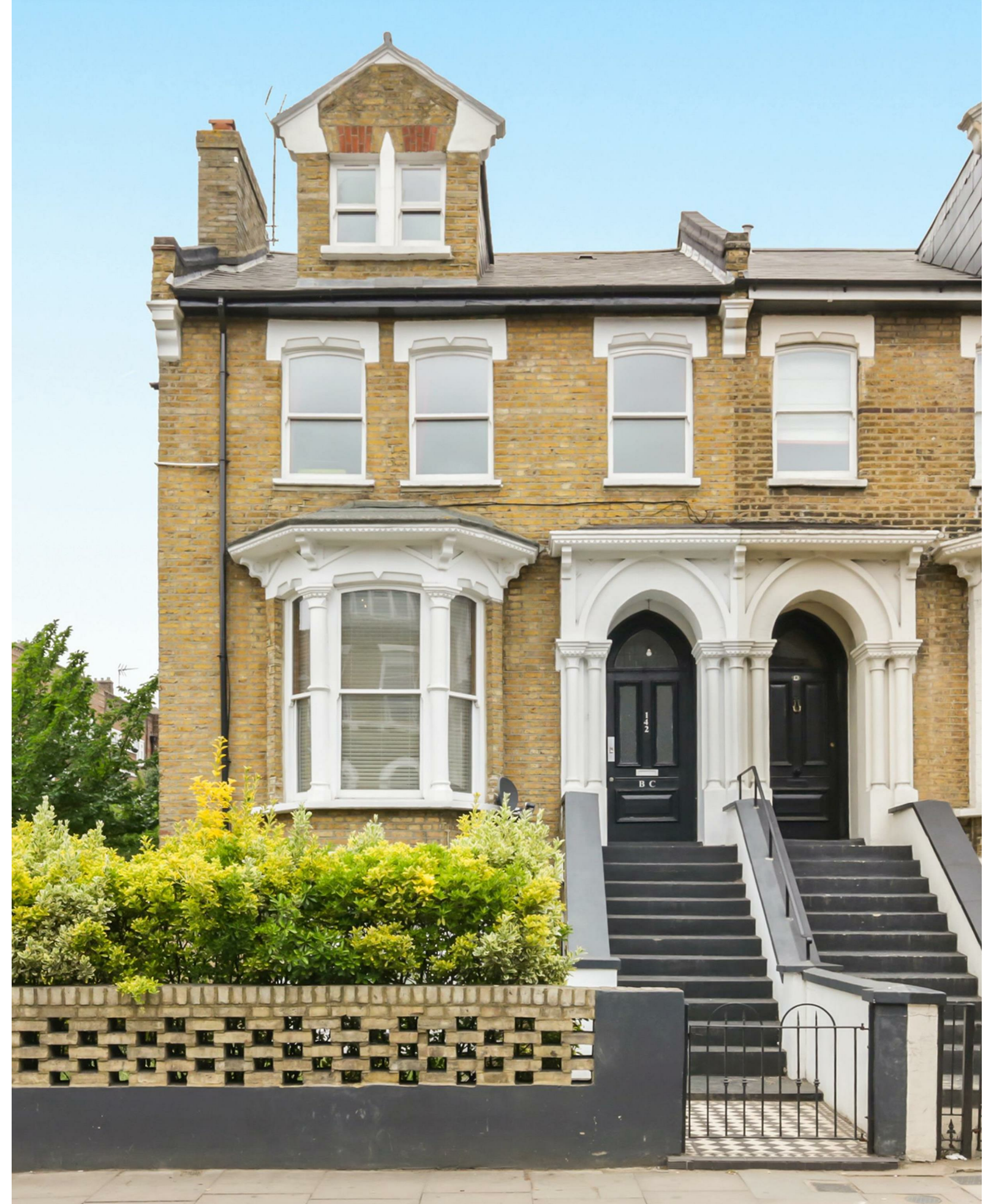
Stroud Green Road

PROX. GROSS INTERNAL FLOOR AREA 643 SQ FT / 59.7 SQ M



RAISED GROUND 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, 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

www.daviesdavies.co.uk

STROUD GREEN ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD 115 YEARS
- > £0 GROUND RENT
- > £0 SERVICE CHARGE
- > EPC C
- > COUNCIL TAX C

KEY FEATURES

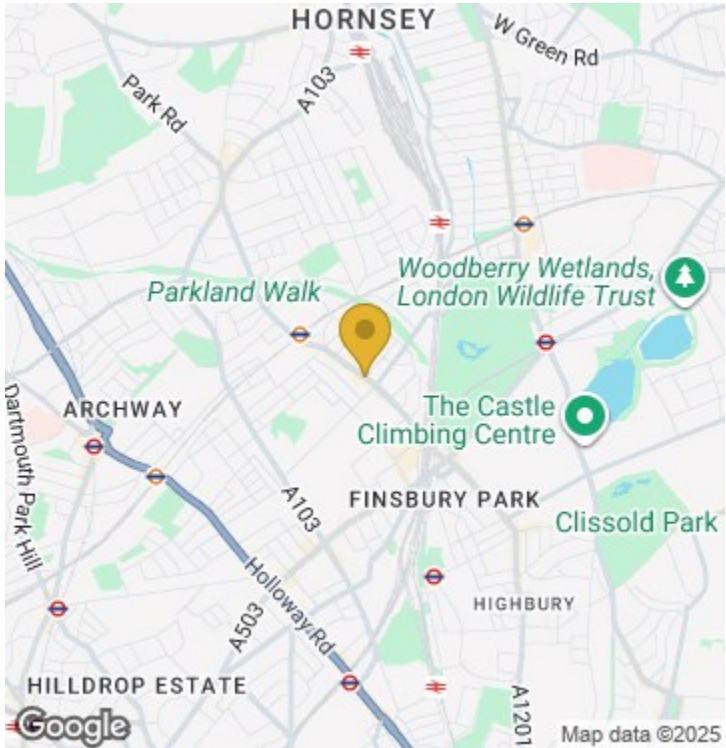
- 2 DOUBLE BEDROOMS
- SEPARATE KITCHEN
- WELL PRESENTED THROUGHOUT
- BAY FRONTED LIVING ROOM
- CONVENIENT LOCATION
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR
£500,000

Nestled along desirable Stroud Green Road, well presented, two bedroom flat is set on the raised ground floor of a Victorian conversion. Your attractive apartment offers the charm of a vibrant, bustling neighbourhood alongside a peaceful retreat in the leafy heart of inner North London.

Located just 0.3 miles from Finsbury Park Station, you have access to excellent transport links, with direct routes to Central and East London via the Victoria and Piccadilly lines as well as National Rail lines. Crouch Hill station on the Suffragette London Overground line is also just 0.2 miles from the property. Stroud Green is also home to 'Outstanding' Ofsted-rated schools, a renowned foodie scene, and delightful independent shops, all within easy reach.

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 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	EU Directive 2002/91/EC

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

