



Lancaster Road

APPROX. GROSS INTERNAL FLOOR AREA 893 SQ FT / 83.0 SQ M



LOWER GROUND FLOOR

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

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LANCASTER ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > EPC D
- > COUNCIL TAX C
- > MOVE IN 21/04/2025
- > PART FURNISHED

KEY FEATURES

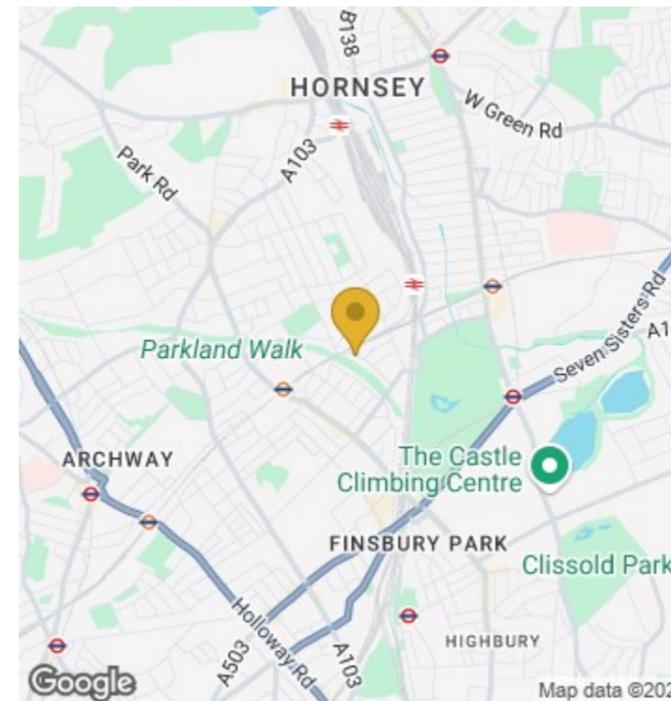
- 2 DOUBLE BEDROOMS
- PRIVATE GARDEN
- AVAILABLE 21/04/2025
- PART FURNISHED
- DESIRABLE LOCATION
- 0.3 MILES TO HARINGEY STATION

**YOURS FOR
£3,000 PCM**

Artfully arranged over the ground floor, your garden flat offers plentiful space and character in a leafy and community-spirited postcode. Lancaster Road is part of a family friendly neighbourhood, with large pavements and overarching trees - parallel to Grade II listed local nature reserve

Surrounded by thriving Stroud Green, this property lies in the heart of a busy area beaming with an impressive array of restaurants, bars and local businesses. With excellent transport links within walking distance, you are also incredibly well connected to the City center.

**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		73	59
		EU Directive 2002/91/EC	EU

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

- 2 BEDROOMS
- 1 BATHROOMS
- 1 RECEPTIONS

