



## Queens Drive

APPROX. GROSS INTERNAL FLOOR AREA 379 SQ FT / 35.21 SQ M



THIRD 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.



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QUEENS DRIVE

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL  
INFORMATION:

- > SHARE OF FREEHOLD
- > 948 YEARS ON LEASE
- > £0 GROUND RENT
- > £1200 SERVICE CHARGE

KEY FEATURES

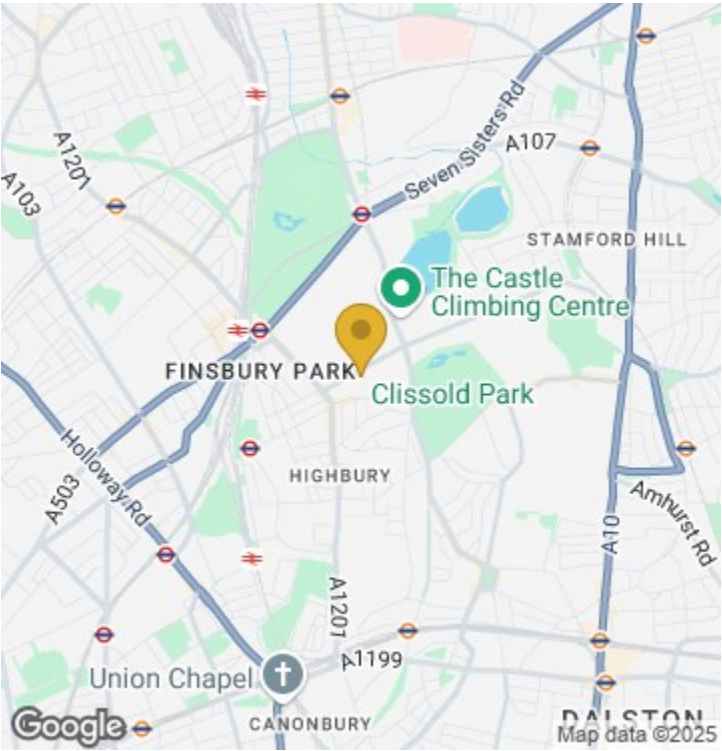
- 1 BEDROOM FLAT
- DESIRABLE LOCATION
- WELL PRESENTED THROUGHOUT
- OFFERED CHAIN FREE
- SHARE OF FREEHOLD
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£410,000

Your light-filled and contemporary one bedroom apartment occupies the third floor of a well-maintained period conversion on one of N4's most desirable residential streets. Ideally located between Finsbury Park and Clissold Park, the property presents an excellent opportunity for first-time buyers, downsizers or investors alike.

You will also benefit from proximity to excellent transport connections: both Finsbury Park Station (Victoria, Piccadilly & National Rail) and Arsenal Underground Station are within easy reach, offering swift access to central London.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 1

