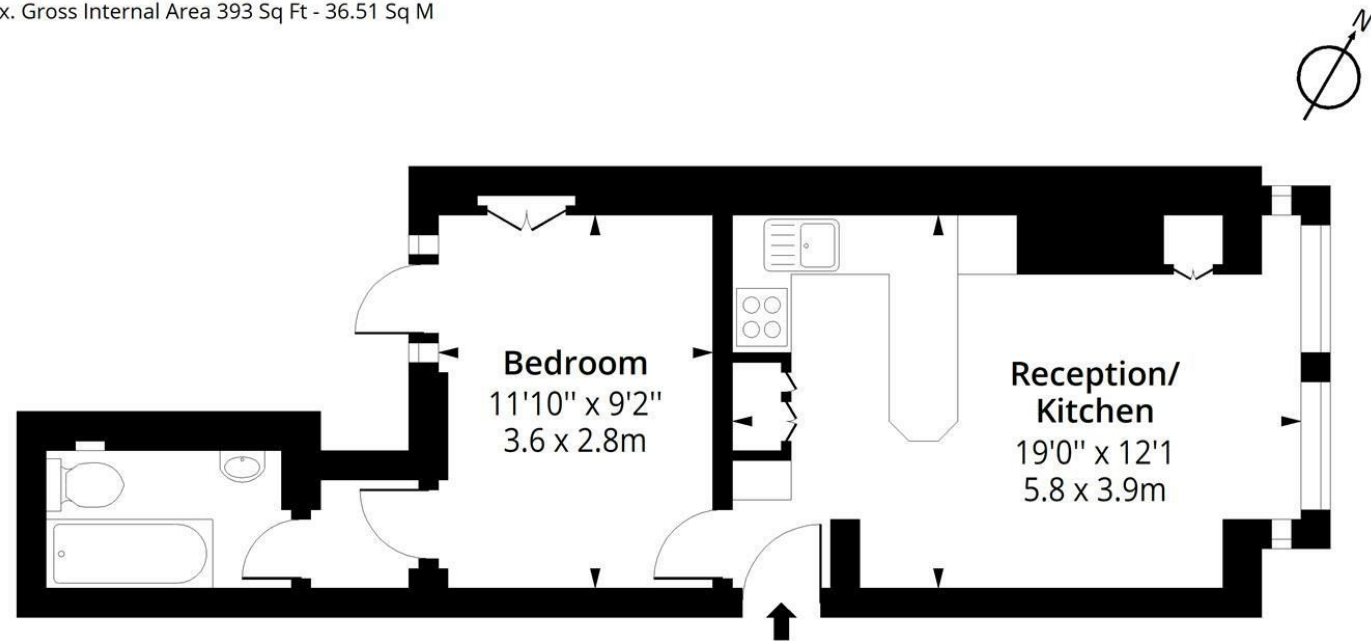




Walton House,

Approx. Gross Internal Area 393 Sq Ft - 36.51 Sq M



Ground Floor

Floor Area 393 Sq Ft - 36.51 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

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www.daviesdavies.co.uk

WALTON HOUSE THANE VILLAS

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> SHARE OF FREEHOLD
(NEW 125 YEAR LEASE
POST COMPLETION)

> COUNCIL TAX BAND:
C

> SERVICE CHARGE:
£1440 PER ANNUM

> EPC RATING: D

KEY FEATURES

- PERIOD BUILDING ON THANE VILLAS
- BRIGHT OPEN-PLAN RECEPTION & KITCHEN
- DOUBLE BEDROOM WITH PATIO ACCESS
- LEAFY COMMUNAL GARDENS
- MOMENTS FROM FINSBURY PARK STATION
- CLOSE TO STROUD GREEN & HOLLOWAY ROAD

YOURS FOR
£350,000

Quietly residing within a handsome period building on Thane Villas, this bright one bedroom apartment at Walton House offers a calm retreat with leafy communal gardens, all just moments from the bustle of Finsbury Park.

Location wise, you're ideally placed for both convenience and community. Finsbury Park Station lies less than half a mile away, providing swift connections across the capital via the Piccadilly and Victoria lines, alongside Overground and National Rail services. The independent cafés, pubs and restaurants of Stroud Green and Holloway Road are close at hand, as are green expanses including Finsbury Park and the Parkland Walk.

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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

