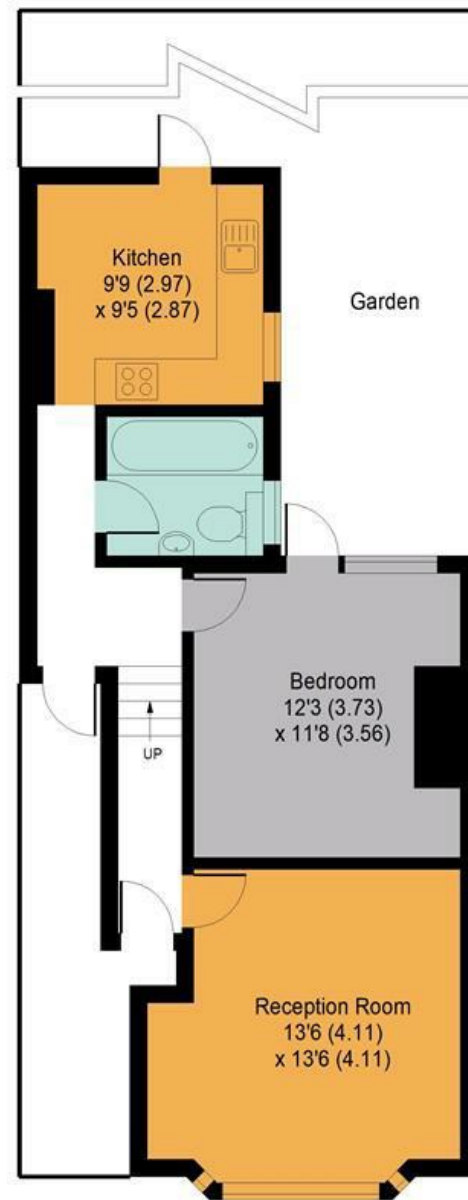




## Beatrice Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 540 SQ FT / 50.2 SQ M



### 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.

[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)



## DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

## BEATRICE ROAD

1 BEDROOM | 1 BATHROOM | FLAT





## MATERIAL INFORMATION:

- > 1 DOUBLE BED
- > PART FURNISHED
- > AVAILABLE FROM 10TH FEBRUARY
- > PRIVATE GARDEN

## KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE GARDEN
- AVAILABLE 25.04
- PART FURNISHED
- EPC RATING D
- 0.8 MILES FROM FINSBURY PARK STATION

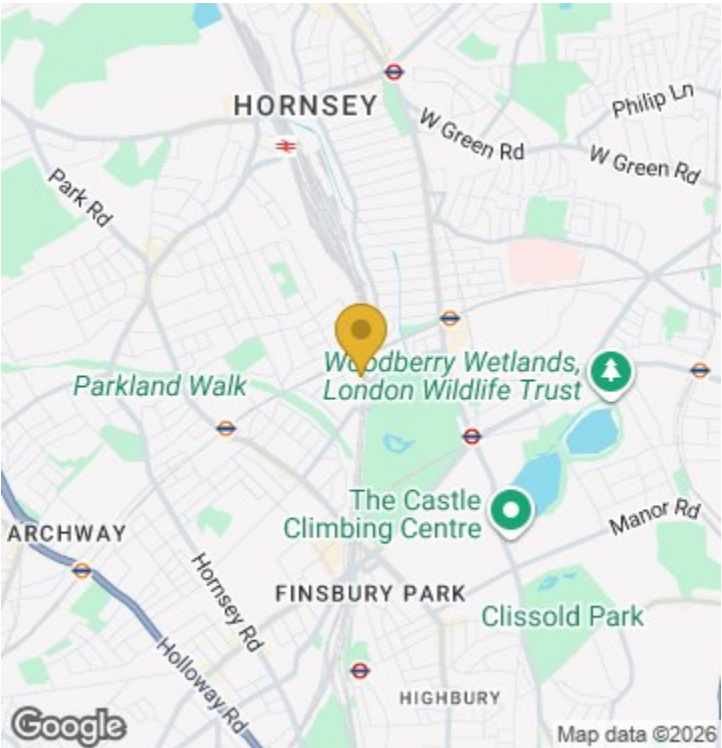
YOURS FOR  
£1,850 PCM

Neighbouring Grade II listed Finsbury Park, this one bedroom apartment benefits from a private rear garden, spacious rooms, and tasteful furnishings throughout.

After entering the property through a sturdy dark blue front door, you'll be welcomed by solid wooden floorboards and a coving-framed tall ceiling in the reception room, boasting a magnificent bay window with adjustable wooden window shutters.

Harringay Station is just 0.4 miles away, whisking you to Kings Cross, Alexandra Palace and beyond with ease. Finsbury Park Station is only 0.8mile walk away through Finsbury Park. On Stroud Green Road, you can feast upon mushroom tortellini at Pizzeria Pappagone within 0.6 miles of your new home.

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	66	74
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	65	76
EU Directive 2002/91/EC		

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

