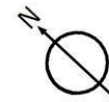
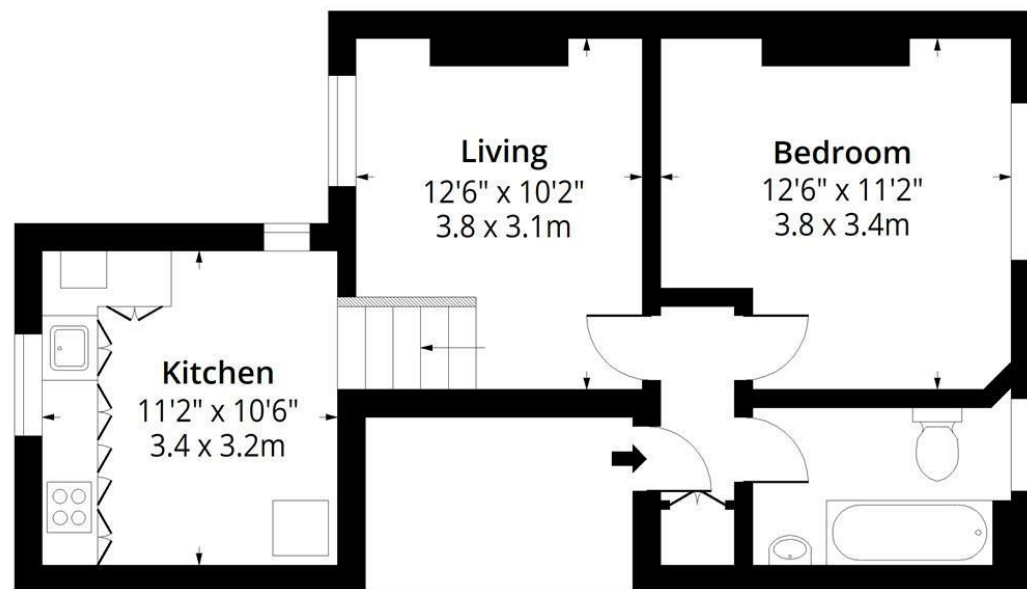




Cornwall Road, N4 4PH
Approx. Gross Internal Area 488 Sq Ft - 45.34 Sq M



Ground Floor

Floor Area 488 Sq Ft - 45.34 Sq M

For Illustration Purposes Only - Not To Scale



DAVIES & DAVIES ESTATE AGENTS

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CORNWALL ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 959 YEARS ON LEASE
- > PEPPERCORN GROUND RENT
- > £1100.00 SERVICE CHARGE
- > EPC C
- > COUNCIL TAX B

KEY FEATURES

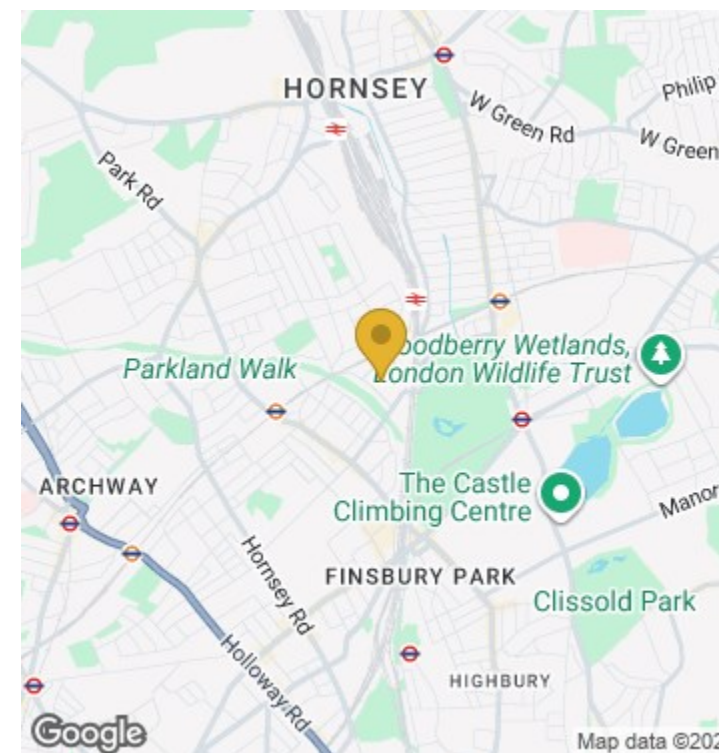
- ONE-BEDROOM CONVERTED FLAT
- SHARE OF FREEHOLD
- BRIGHT RECEPTION ROOM
- WELL-PROPORTIONED DOUBLE BEDROOM
- QUIET RESIDENTIAL LOCATION
- 0.5 MILES FROM HORNSEY RAILWAY STATION

**YOURS FOR
£425,000**

Tucked away on a quiet residential street, this well-presented one-bedroom converted flat offers a fantastic opportunity for first-time buyers or investors looking to secure a home in the vibrant and well-connected area of Hornsey. Offered with the rare advantage of a share of freehold, the property combines character, practicality, and long-term security.

This charming flat represents an ideal blend of period character and modern convenience, making it a great choice for buyers seeking a well-located London home with the added benefit of share of freehold ownership.

**SEE MORE
PROPERTIES
ONLINE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(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 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	

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

