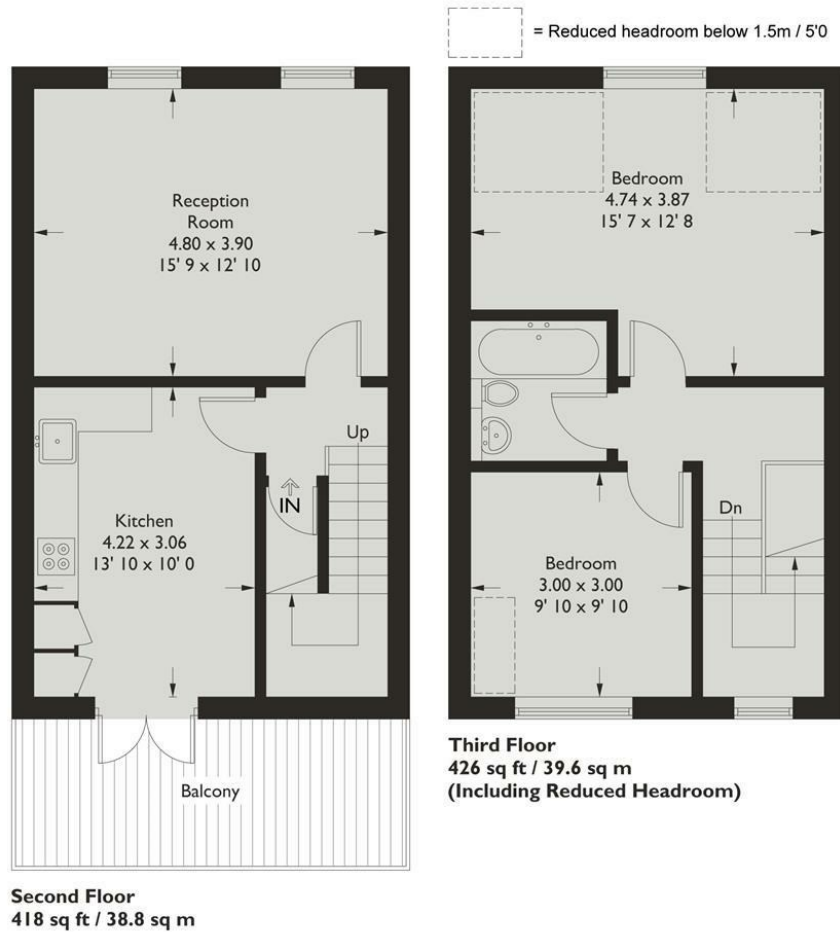




844 SqFt Interior
99 SqFt Exterior Balcony



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



DAVIES & DAVIES ESTATE AGENTS

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REGINA RD

2 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > SHARE OF FREEHOLD
- > COUNCIL TAX BAND D
- > EPC C

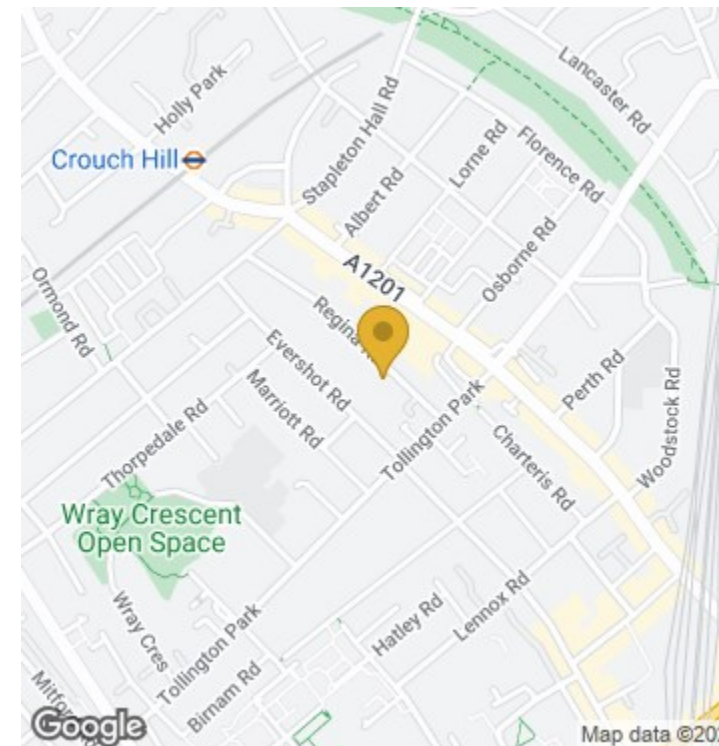
KEY FEATURES

- 2 DOUBLE BEDROOMS
- TOP TWO FLOORS
- OFFERED CHAIN FREE
- SHARE OF FREEHOLD
- PRIVATE BALCONY
- 0.4 MILES TO FINSBURY PARK STATION

**YOURS FOR
£615,000**

Along one of leafy Stroud Green's most desirable roads resides your charming two bedroom Victorian townhouse. Complete with private balcony, you can enjoy treetop views across the ever-popular inner North London neighbourhood.

This attractive two bedroom home lies between the lively, green spaces of Finsbury Park and busy Crouch Hill with plenty of scope, perfect for first time buyers and those looking for their forever home alike. Parallel to sought after Stroud Green Road, you're a short stroll away from a fantastic strip of independent cafes, delightful drinking spots and flawless restaurants still offering delivery through lockdown. Transport wise, Finsbury Park Station itself boasts excellent transport links to the city and East London via Overground and tube lines, located just 0.6 miles from the front door.



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	69
			79

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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

