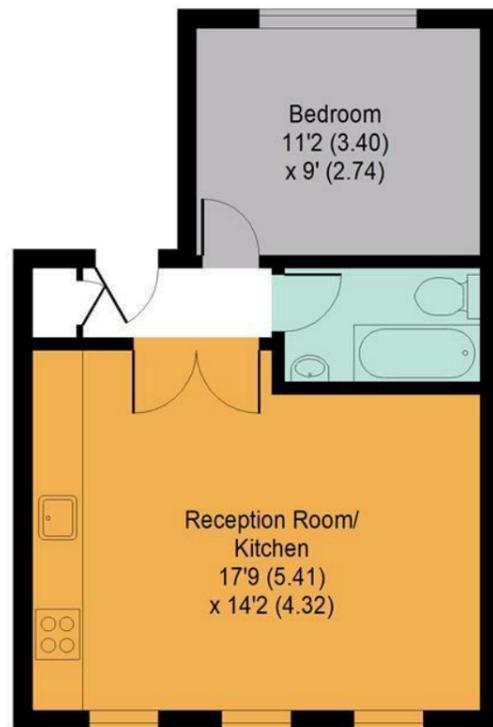




Stroud Green Road

APPROX. GROSS INTERNAL FLOOR AREA 418 SQ FT / 38.8 SQ M



SECOND 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.



DAVIES & DAVIES ESTATE AGENTS

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STROUD GREEN ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > NEW 150 YEAR LEASE
- > SERVICE CHARGE: £TBC
- > EPC: C

KEY FEATURES

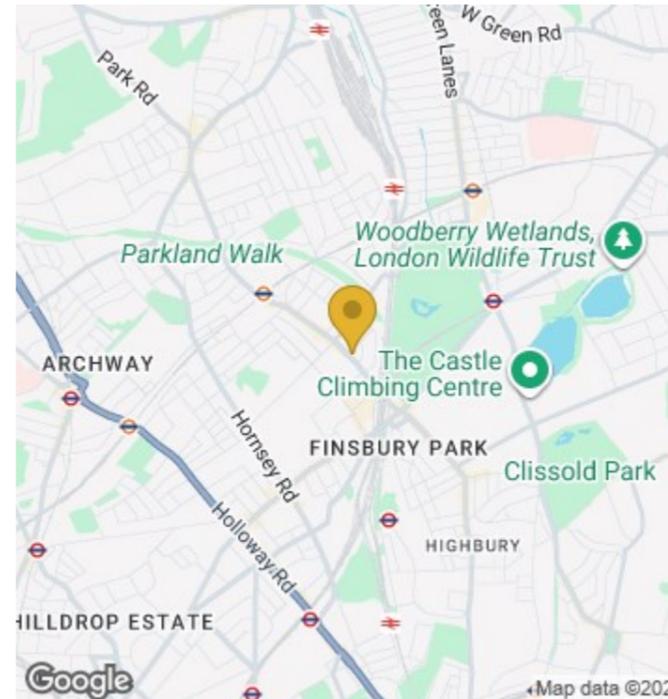
- 1 DOUBLE BEDROOM
- NEW 150 YEAR LEASE
- PRIME LOCATION
- EXCELLENT TRANSPORT LINKS (VICTORIA, PICCADILLY, THAMESLINK & NATIONAL RAIL)
- CHAIN FREE PURCHASE
- FULLY RENOVATED THROUGHOUT

**YOURS FOR
£415,000**

Residing on the second floor of a handsome Victorian conversion, this beautifully refurbished one-bedroom apartment offers a bright, modern retreat right in the heart of Stroud Green Road. With stylish interiors and a thoughtful layout, it's a home that balances calm, contemporary living with the buzz of the neighbourhood just outside your door.

Location-wise this apartment is hard to beat. Finsbury Park station is within easy reach for Piccadilly and Victoria line services, while Crouch Hill Overground offers further connections across the city. On your doorstep, Stroud Green Road brims with independent cafés, restaurants and shops, while leafy escapes like Parkland Walk and Finsbury Park are only a short stroll away.

**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		78	78
		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

