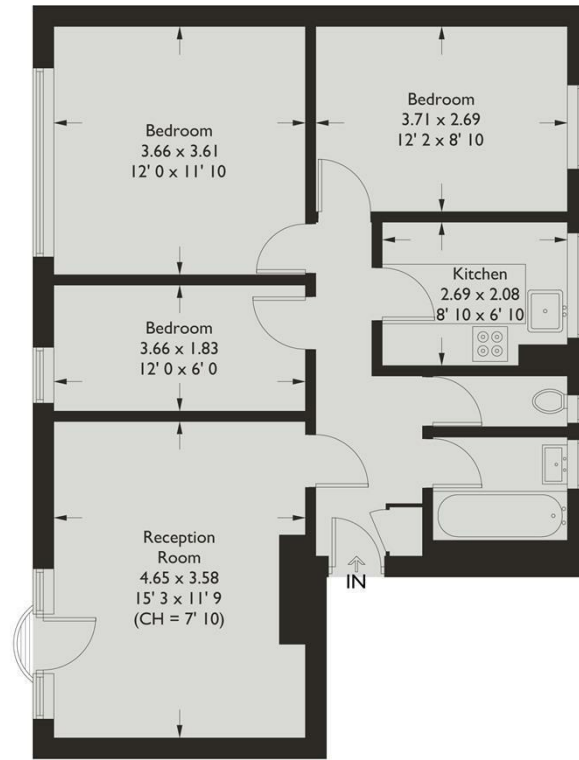




720 SqFt Interior



First Floor

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.

We recommend sellers and/or potential buyers use the services of the providers listed below. Should you decide to use the services of the provider you should know that we would expect to receive a referral fee recommending you to them. These services and referral fees are:

£300.00 (approx.) per referral from Heron Financial - £80.00 (approx.) per referral from LEA surveyors - £120.00 per referral from Setfords Solicitors LLP - £125.00 per referral from Simply Conveyancing

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.



DAVIES & DAVIES ESTATE AGENTS

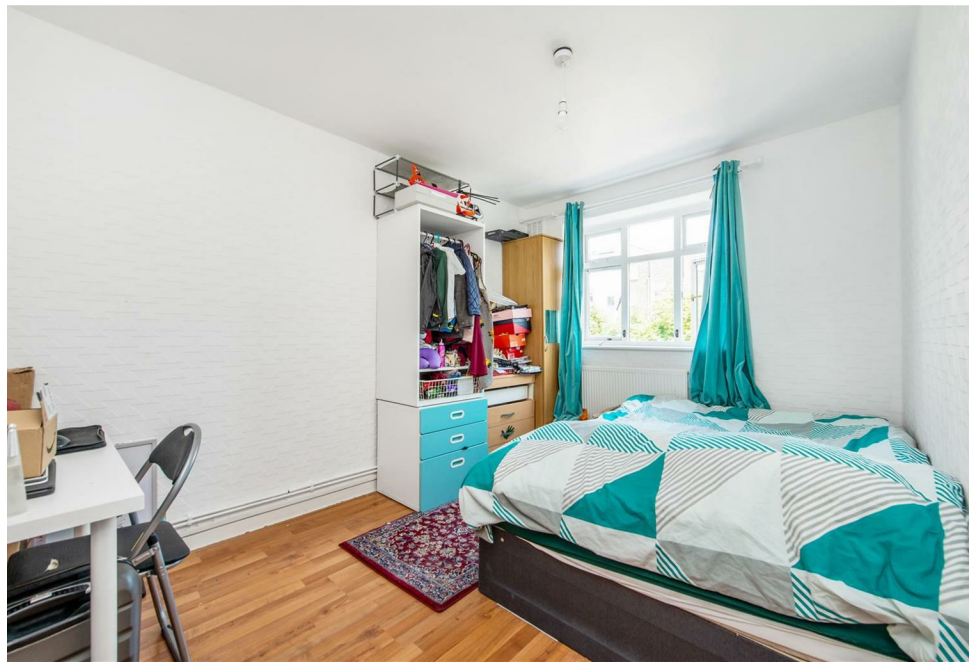
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

LENNOX ROAD

3 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > FINSBURY PARK 0.3 MILES
- > JULIET BALCONY
- > 3 BEDROOMS

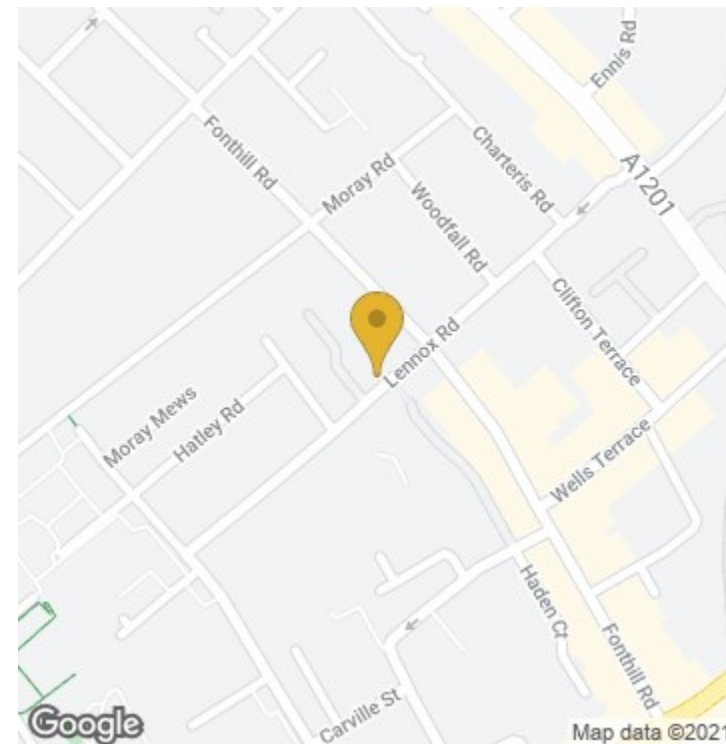
KEY FEATURES

- 3 BEDROOM
- JULIET BALCONY
- NEUTRAL DECOR
- SURROUNDING GREEN SPACE
- FINSBURY PARK 0.3 MILES

YOURS FOR
£450,000

Discover your new three bed blank canvas, awaiting your personal style stamp with private balcony views over gardens below. Residing across the first floor of a gated purpose built block, you are ideally positioned just moments from ever popular Finsbury Park, its award winning restaurants and surrounding green spaces.

Whether you're looking to make this your first home, or planning on investing in a fantastic project, you'll love the surrounding area. Situated in a popular residential area just off Fonthill Road, a wide range of activities can be found in Finsbury Park itself 0.3 miles away, from athletics tracks to exhibitions in Furtherfield Gallery. A brilliant away of international delis, award winning restaurants and watering holes can also be found on Stroud Green Road 0.2 miles away. Finsbury Park mainline and underground station provides the nearest major public transport.



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	76	80
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: 3
- BATHROOMS: 1
- RECEPTIONS: 1

