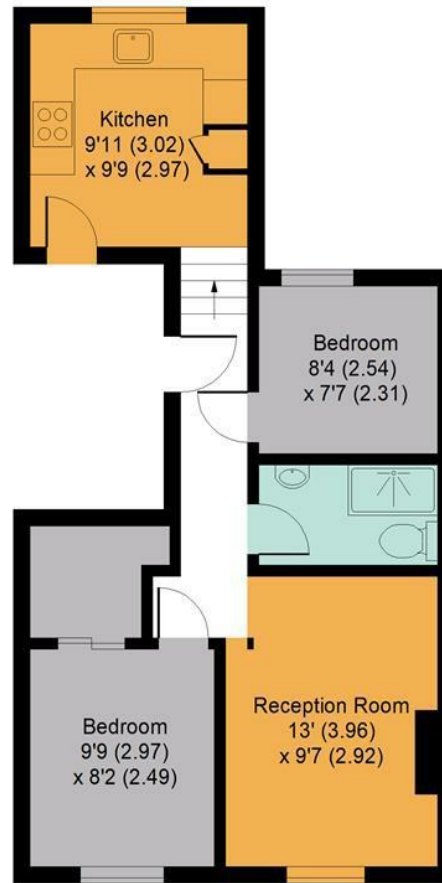




## Victoria Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 505 SQ FT / 46.9 SQ M



### FIRST 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)

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](mailto:info@daviesdavies.co.uk)

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

VICTORIA ROAD

2 BEDROOM | 1 BATHROOM | FLAT



**OUR FAVOURITE FEATURES:**

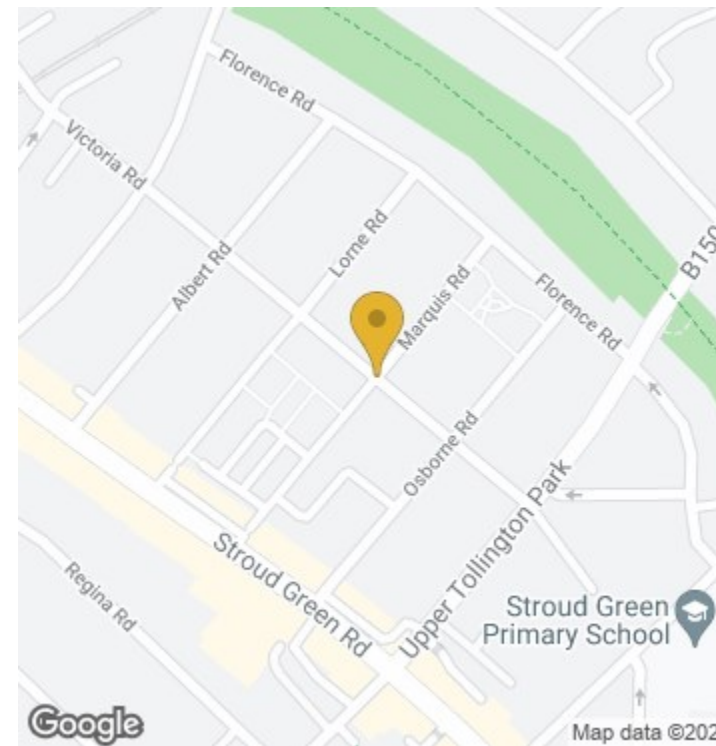
- > WALK IN WARDROBE
- > BUTLER STYLE KITCHEN SINK
- > EXTRA-WIDE RAINFOREST SHOWER

**KEY FEATURES**

- 2 BEDROOM FLAT
- OFFERED CHAIN FREE
- WELL PRESENTED THROUGHOUT
- DESIRABLE RESIDENTIAL STREET
- EPC RATING D
- 0.5 MILES TO FINSBURY PART STATION

**YOURS FOR £450,000**

Entering through the kitchen offers a wonderful first impression, boasting a tasteful Butler sink fitted with traditional brassware, a dramatic splashback lined with jet black subway tile, and an array of appliances cleverly concealed and seamlessly integrated – including an inbuilt microwave, washer-dryer, and wine rack. One rather adorable stained glass window guides you toward the stairway, transporting you to the remainder of this humble abode. Immediately on your left is the first double bedroom, where the owners have provided a queen sized bed and fitted a plentiful array of inbuilt storage spaces including cupboards, shelving, and a wardrobe. Adjacent is the bathroom, exuding a carefully considered attention to detail across every surface. Traditional brassware has been fitted within the rainforest shower enclosure, a classic yet contemporary heated towel rail has been mounted to the wall, and a gorgeous colour palette of charcoal, periwinkle, and seashell flourishes across the Moroccan-style tiles lining the floor. Towards the front of the property is where you'll find the reception room and the master bedroom, festooned in a majestic palm patterned wallpaper and fitted with a spacious walk-in wardrobe.



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		64	72
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		58	68
EU Directive 2002/91/EC			

- BEDROOMS: 2**
- BATHROOMS: 1**
- RECEPTIONS: 1**

