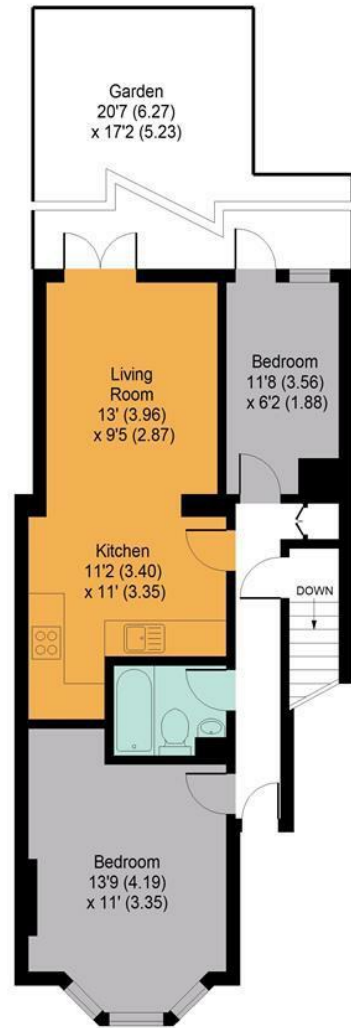




### Evershot Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 584 SQ FT / 54.3 SQ M



GROUND 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

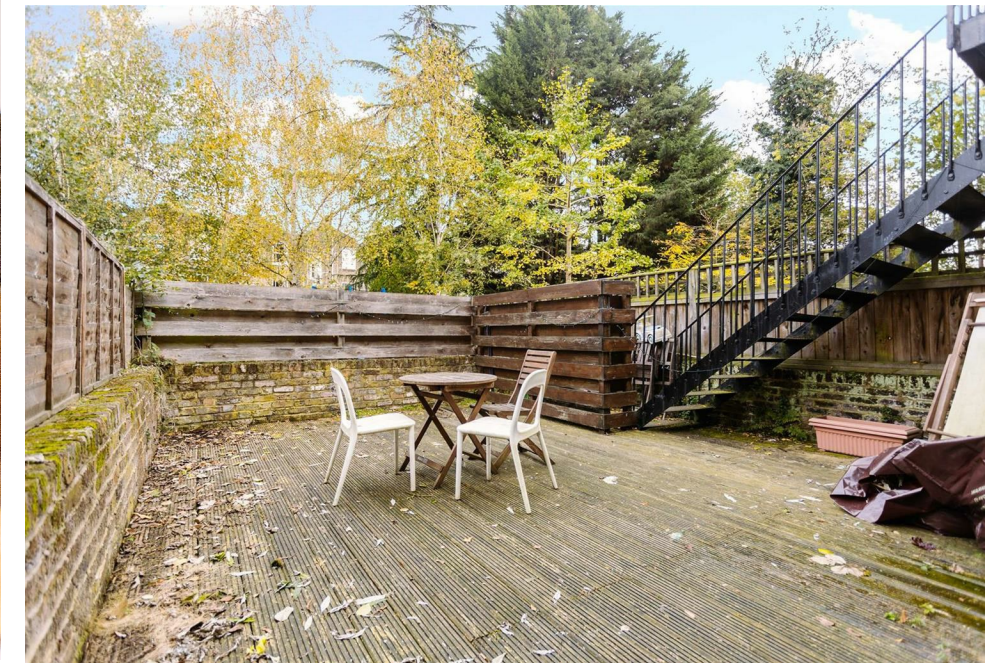
0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

EVERSHOT ROAD

2 BEDROOM | 1 BATHROOM | FLAT





## OUR FAVOURITE FEATURES:

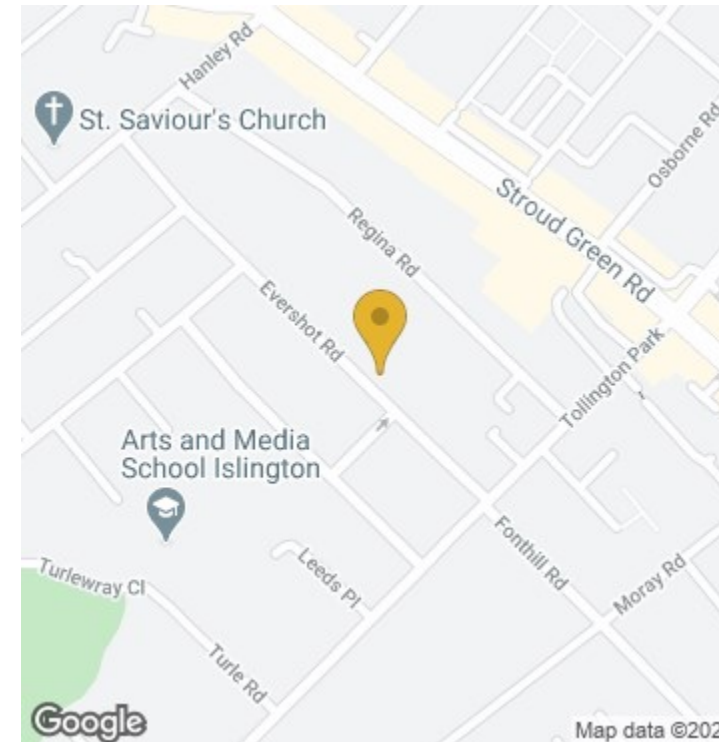
- > ATRIUM SKYLIGHT
- > DISHWASHER
- > BASEMENT

## KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE DECKED GARDEN
- PART FURNISHED- ASK FOR MORE DETAILS
- AVAILABLE FROM 25TH MARCH
- EPC RATING D
- 0.6 MILES TO FINSBURY PARK STATION

**YOURS FOR  
£1,650 PCM**

In this marvelous outdoor living space, you'll encounter a wealth of space to decorate as your very own, from a forest of potted plants and curtains of fairy lights to a romantic wooden dinette with an expert al fresco cooking area. If you'd like to bring the outdoors inside, the light-filled reception room features a characterful thick beam that would be absolutely perfect to hang baskets of herbs, ivy and cacti from. Relish in the simplicity of cleaning up your favourite spiraliser thanks to a beautifully concealed dishwasher, residing amongst ice white cabinetry, micro-mosaic splashback tiling and a metallic circular dining table with four matching chairs. Adjacent, the bathroom echoes a similar contemporary design, fitted with a mirrored wall cabinet, a heated towel rail and an expertly integrated bathtub. Decked in engineered light wooden floorboards, the master bedroom benefits from enviously high ceilings and a gorgeous deep bay fitted with original sash windows. You'll find everything you need for a cosy night's sleep here, being furnished, including a tall triple wardrobe, stylish double bedframe and mattress and a bedside table. Three further doors reside in the hallway, one granting entry to the second double bedroom, one with double doors into a storage closet and one offering access to your very own basement.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		67	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

