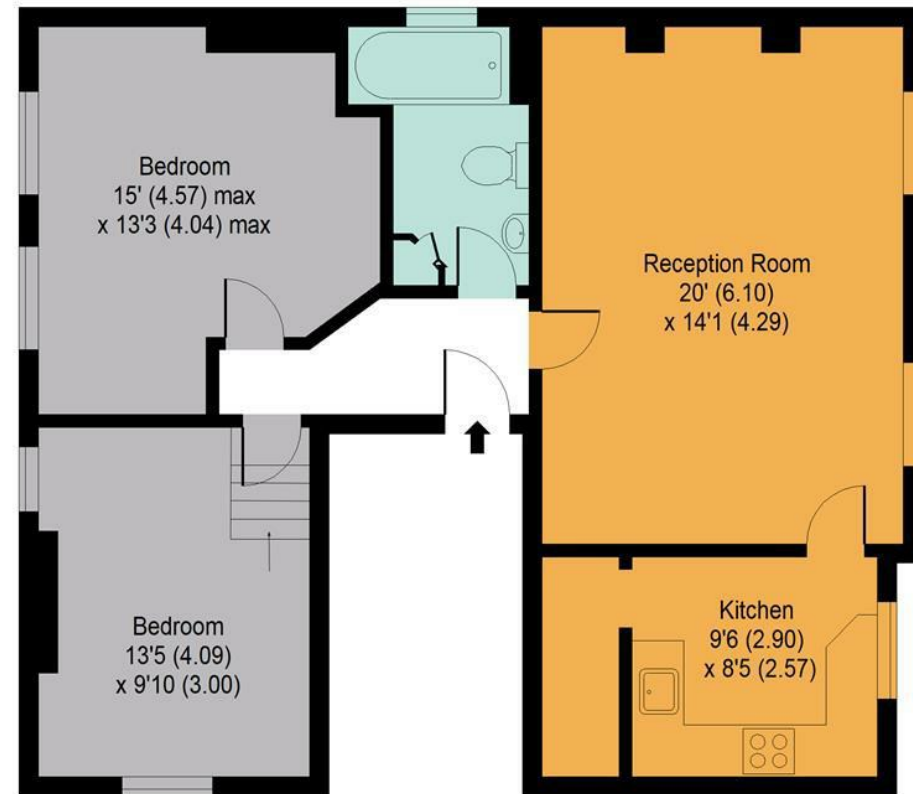




Albert Road

APPROX. GROSS INTERNAL FLOOR AREA 837 SQ FT / 77.7 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.

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 Seftds 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

ALBERT ROAD

2 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

> QUIET LEAFY CONSERVATION AREA

> BEAUTIFUL PERIOD FEATURES THROUGHOUT

> UNIQUE WIDER DETACHED BUILDING

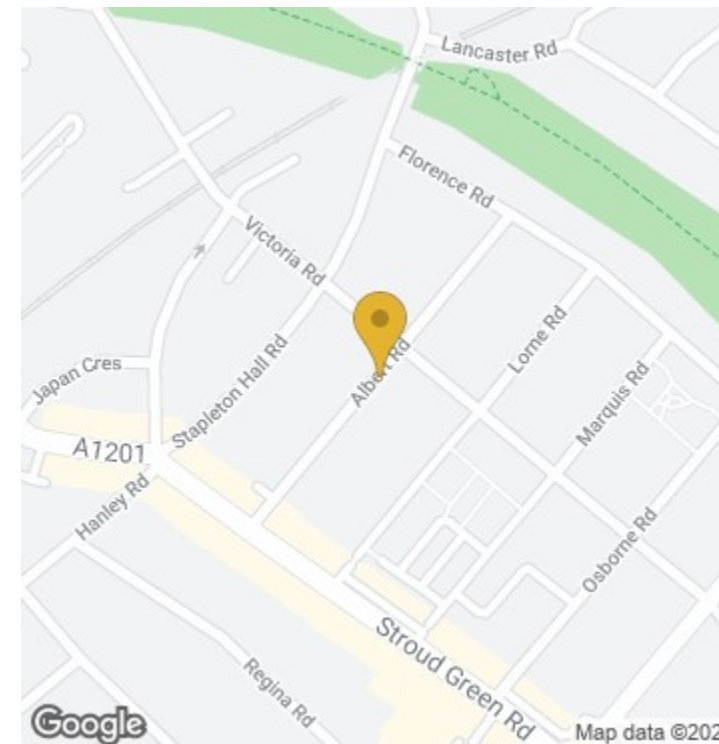
KEY FEATURES

- QUIET LEAFY CONSERVATION AREA
- UNIQUE WIDER DETACHED BUILDING
- MOMENTS FROM STROUD GREEN ROAD
- 0.6 MILES TO FINSBURY PARK STATION
- SHARE OF FREEHOLD
- BEAUTIFUL PERIOD FEATURES THROUGHOUT

YOURS FOR
£500,000

Nestled within ever popular Stroud Green Road, this attractive two bedroom Victorian conversion with shared garden boasts the trappings of a popular, bustling neighbourhood within the sanctuary of leafy, inner North London.

A short 0.5 mile walk to Finsbury Park Station provides enviable transport options, with direct access to Central and East London via the Victoria and Piccadilly lines and to the City via Thameslink. Stroud Green also boasts 'Outstanding' Ofsted-rated local schools, award winning cuisine along the foodie strip and charming independent retail on your doorstep.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(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 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

