



Ossian Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 1155 SQ FT / 107.3 SQ M



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

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

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OSSIAN ROAD

3 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > BREAKFAST BAR IN KITCHEN
- > PLENTIFUL INBUILT STORAGE SPACE
- > OVERLOOKING PARKLAND WALK

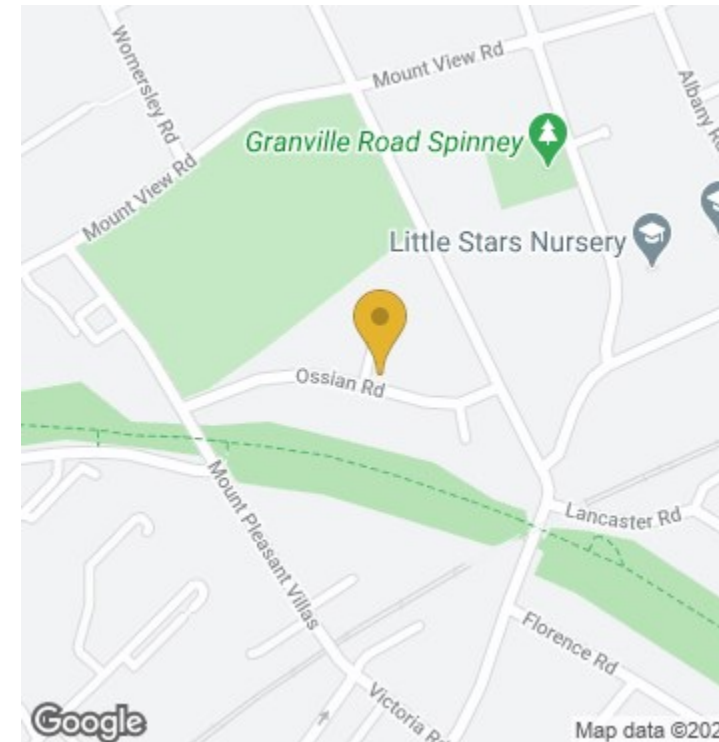
KEY FEATURES

- 3 DOUBLE BEDROOMS
- 1 BATHROOM AND CLOAKROOM
- AVAILABLE FROM MID APRIL
- FULLY FURNISHED
- EPC RATING D
- 0.9 MILES TO FINSBURY PARK STATION

**YOURS FOR
£2,205 PCM**

Once inside this mid-terrace Victorian conversion, you'll ascend to the first split level and spy the first double bedroom immediately ahead of you, overlooking neighbouring residential gardens and peering into Grade II-listed Parkland Walk. Past the cloakroom and upon the ascent of another split level is where you'll find the second double bedroom and the bay-fronted reception room. Here, facing the original cast-iron fireplace are two sofas, one upholstered in an ice white and the other in a chocolate brown. Residing beside this, you'll find a sturdy wooden dining table with four matching chairs, offering the perfect location to host your very own Come Dine With Me. Upstairs once more and you'll arrive at the L-shaped fully equipped kitchen. The family bathroom is adjacent to this space, featuring a full-sized bathtub, wash basin, toilet, heated towel rail, and two wall-mounted mirrored cabinets. Last on the tour is the third double bedroom, nestled within the eaves and benefitting from sloped ceilings, double glazing, and masses of inbuilt storage space. All bedrooms face south and enjoy a leafy, tranquil view of the grade II listed Parkland Walk. All bedrooms face south and enjoy a leafy, tranquil view of the grade II listed Parkland Walk.

The apartment is laid out to provide optimal privacy to the occupants. The spacious living room offers flexible use, functioning as a space for working from home and for relaxing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			80
(81-91) B			
(69-80) C			
(55-68) D		57	
(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

