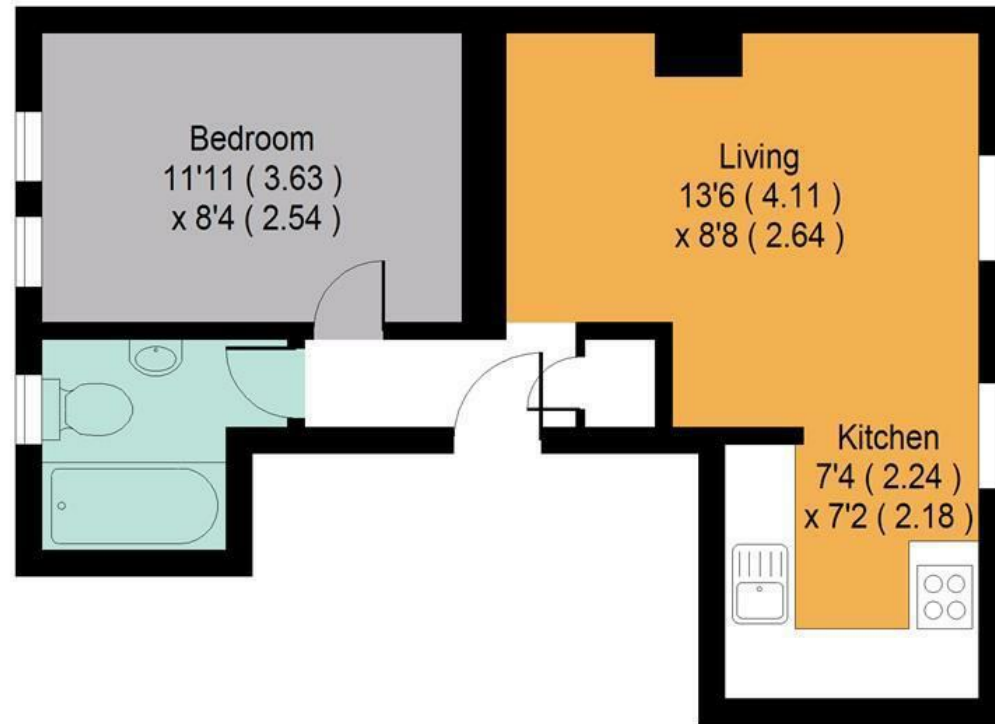




Stroud Green Road

APPROX. GROSS INTERNAL FLOOR AREA 375 SQ FT / 34.8 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



DAVIES & DAVIES ESTATE AGENTS

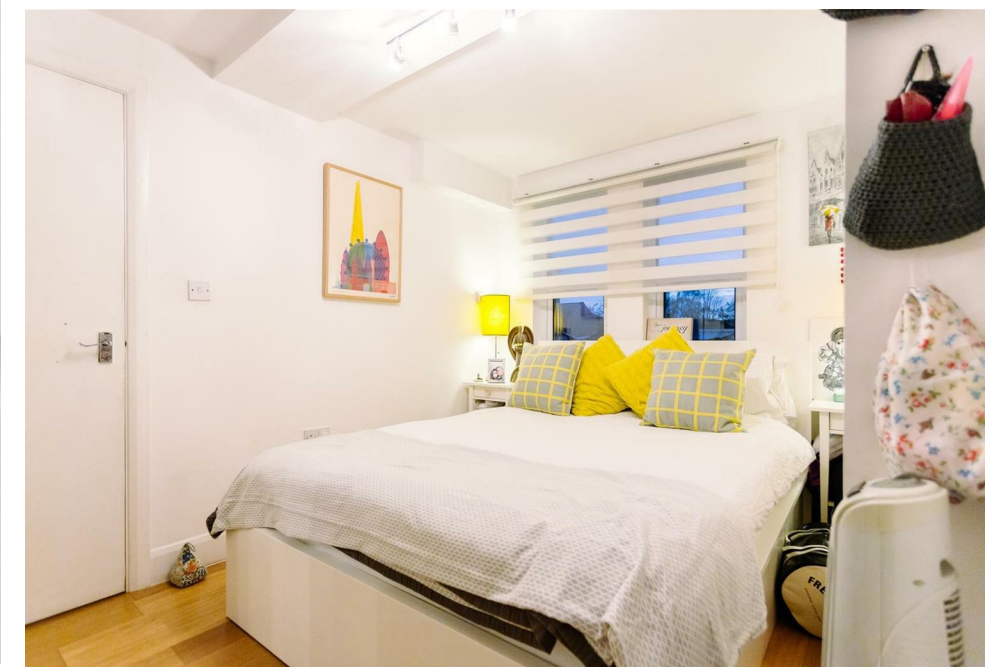
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

STROUD GREEN ROAD

1 BEDROOM | 1 BATHROOM | P1968



OUR FAVOURITE FEATURES:

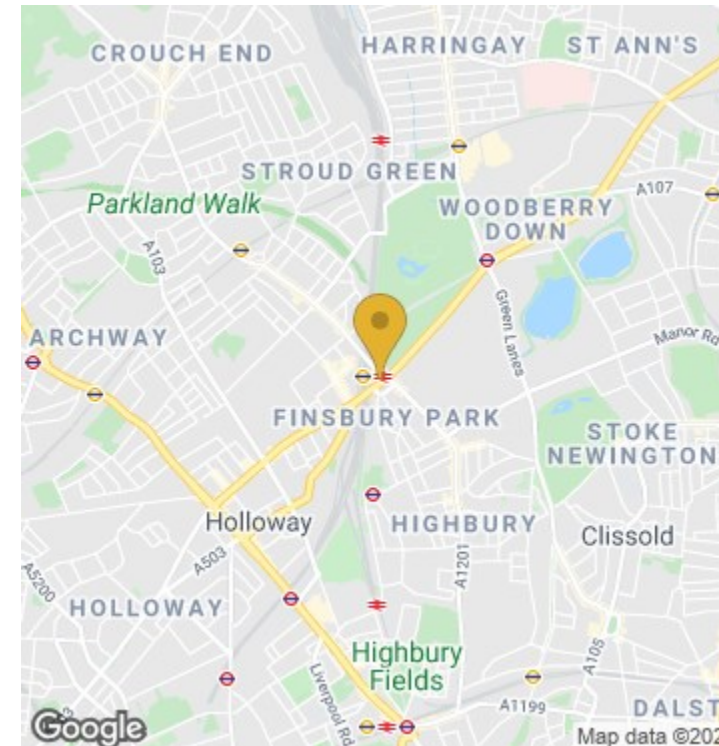
- > THICK WOODEN COUNTERTOPS
- > INTEGRATED APPLIANCES
- > HANDLE-LESS CABINERY

KEY FEATURES

- 1 DOUBLE BEDROOM
- OPEN PLAN KITCHEN/RECEPTION
- FULLY FURNISHED- EPC RATING C
- AVAILABLE FROM 9TH APRIL
- DOUBLE GLAZING THROUGHOUT
- 0.3 MILES TO FINSBURY PARK STATION

**YOURS FOR
£1,200 PCM**

An exciting array of space-saving storage solutions have resulted in a magnificent clutter-free visual aesthetic, immediately apparent upon entry to the open plan kitchen and reception room. A trio of dimmer switches allow for perfect mood lighting to be achieved in this picturesque living space, whether it be for setting the low-lit scene for a marathon weekend of Stranger Things, cosied up on the cream three-seater sofa, or brightening things up to examine every corner in preparation of the first visit from your mother-in-law. Tucked away in the corner is a beautifully designed kitchen, offering thick wooden work surfaces, sleek handle-less white cabinetry and expertly integrated appliances, including an over-counter microwave and cleverly concealed fridge-freezer. Light wooden floorboards and crisp white walls offer a wonderfully bright and neutral backdrop to the double bedroom, furnished with a mirrored triple wardrobe, white chest of drawers and a charming ottoman double bed with plentiful interior storage. Fashioned entirely in white is the bathroom next door with large-format tiles decking the floor, walls and full-sized bathtub, resulting in a fabulously low-maintenance, light and airy sense of space.



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			
		68	73
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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

