

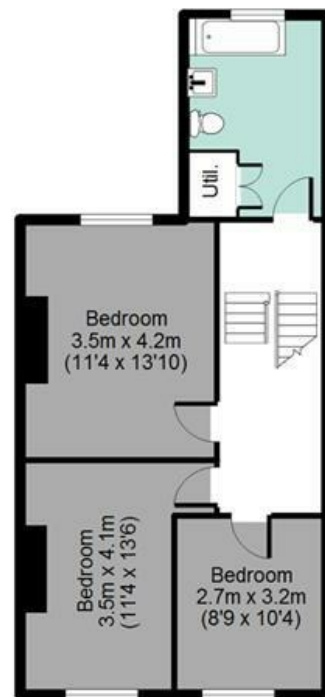


95 Florence Road, N4

First Floor



Second Floor



Ground Floor



Total area: approx. 114 sq. meters (1227 sq. feet)
For illustration purposes only - not to scale



DAVIES & DAVIES ESTATE AGENTS

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FLORENCE ROAD

3 BEDROOM | 1 BATHROOM | P1892



OUR FAVOURITE FEATURES:

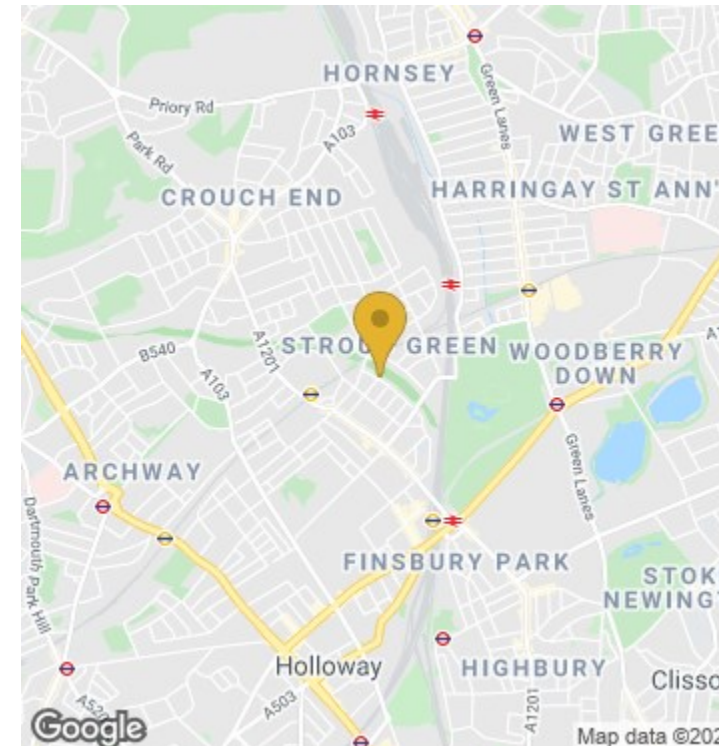
- > STAINLESS STEEL BELFAST STYLE SINK
- > JADE GREEN GRANITE WORKTOPS
- > 0.2 MILES FROM STROUD GREEN ROAD

KEY FEATURES

- 3 DOUBLE BEDROOMS
- PRIVATE GARDEN
- FURNISHED
- AVAILABLE FORM 26TH MARCH
- EPC RATING E
- 0.7 MILES TO FINSBURY PARK STATION

**YOURS FOR
£2,200 PCM**

Original wood floorboards greet you in the pleasingly sized reception room, displaying a gorgeous Victorian ceiling rose and surrounding original cornicing to match. There's plentiful space for a multitude of uses, with or without the charismatic vintage furniture currently in occupation. Think a Wolf of Wall Street style home office, Hogwarts Great Hall dining room and still enough room for your home cinema. Jade green granite bless the worktops in the kitchen, boasting a stainless steel Belfast style sink, integrated six-burner hob, and dishwasher. Luscious mature trees can be spotted through the windowed door in the kitchen, shadowing the adorable wooden decked staircase and pathway leading to your garden, which backs onto local nature reserve Parkland Walk. Upstairs, you'll find a rather spacious bathroom laid with slate-effect slab tiling and adorned with a wall-mounted mirror, accompanying floating shelf and more storage (both inbuilt and freestanding) than you can shake a stick at. You'll spot double glazed windows in all three of the double bedrooms, and each are furnished with a double bed and plentiful storage.



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		53	67
(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		44	61
(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

