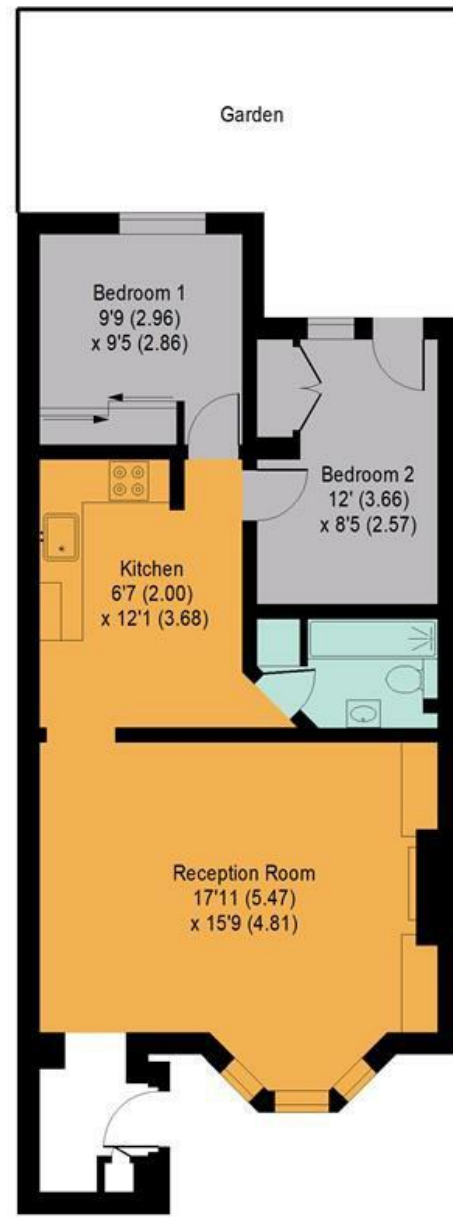




Stroud Green Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 657 SQ FT / 61.0 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, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically 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 basis of valuation.

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STROUD GREEN ROAD

2 BEDROOM | 1 BATHROOM | P1635



OUR FAVOURITE FEATURES:

> 2ND BEDROOM WOULD MAKE AN IDEAL HOME OFFICE

KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE GARDEN
- PART-FURNISHED
- AVAILABLE FROM 26TH MAY
- EPC RATING D
- 0.4 MILES FORM FINSBURY PARK STATION

YOURS FOR
£1,625 PCM

You are welcomed into the ground floor abode by the large reception room in shades of crisp white and rich wood. Two alcove walls hosting inbuilt shelving frame the white brick fireplace providing a beautiful centrepiece for your bright green plants. Here you'll find enough space to lounge across the spacious L shaped sofa, entertain guests and work from the office area by the shuttered bay windows.

Next door sits the nice sized kitchen with plenty of storage, recessed spot lighting and your own oven and washing machine. Adjacent awaits the bathroom adorned in fresh white and brown tiling with full sized bath tub, overhead shower, shelving and mirror over the cabinet sink.

Your two bedrooms lie towards the rear of the property, with views out over your private garden beyond. Each hosts plenty of storage options via large inbuilt wardrobes and drawer space, with clean white walls creating a spacious feel. The master bedroom boasts access to the walled garden, beckoning you outside with its wealth of green lawn and surrounding trees.

This welcoming two bed is situated a conveniently short walk from Finsbury Park Station - one of North London's most accessible transport links with Overground, Piccadilly and Victoria lines. Stroud Green Road itself is known locally as the foodie strip, boasting a plethora of award winning restaurants and cafes. Check out our neighbourhood guides for insider tips on the area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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		64
(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

