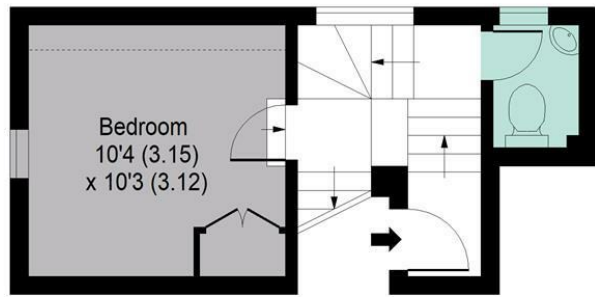


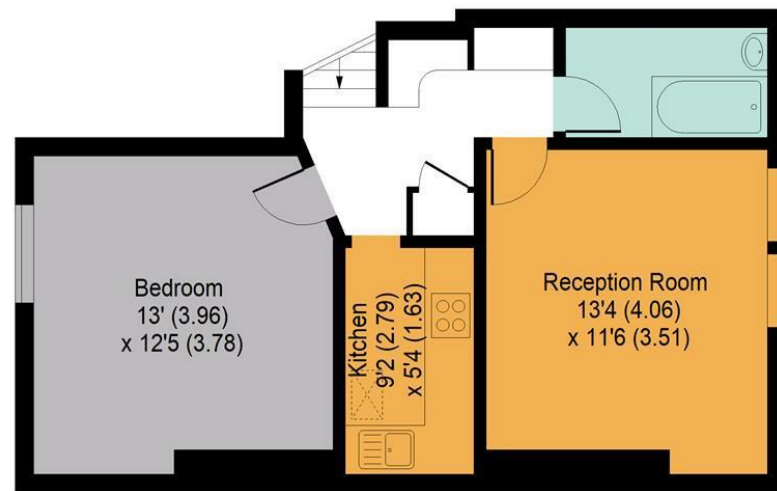


## Victoria Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 679 SQ FT / 63.1 SQ M



FIRST FLOOR



SECOND 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.

[www.lpaplus.com](http://www.lpaplus.com)



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

VICTORIA ROAD

2 BEDROOM | 1 BATHROOM | P1511





## OUR FAVOURITE FEATURES:



### KEY FEATURES

- 2 DOUBLE BEDROOMS
- TOP FLOOR FLAT
- FURNISHED
- AVAILABLE IMMEDIATELY
- EPC RATING D
- 0.6 MILES FROM FINSBURY PARK STATION

**YOURS FOR  
£1,500 PCM**

Proudly residing across the top two floors, discover fresh white walls and cosy carpeting throughout to provide the perfect backdrop to your personal style stamp. Your nice sized reception room hosts a three piece suite and dining furniture and in built shelving to display your favourite records.

The contemporary kitchen awaits next door in classic black and white tones, lit by a skylight above in the charming sloping ceiling. Your oven/hob, fridge freezer and washing machine sit encased by granite effect worktops and an array of cream cabinets for a multitude of storage options.

Your first bedroom resides on this floor, awash with neutral grey carpeting and white walls, hosts an impressive wall of storage and shelving facing the double bed. Back out into the hallway you'll discover even more storage facilities via the cupboard under the stairs, perfect for cleaning supplies and Christmas ornaments.

Also on this level you'll find the bathroom in gorgeous champagne tones hosting full sized bath tub, overhead shower and heated towel rail. Descending the stairs one level, you'll find the separate WC and the second double bedroom that beckons, in more fresh tones and boasting a large wardrobe and picturesque treetop views.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

