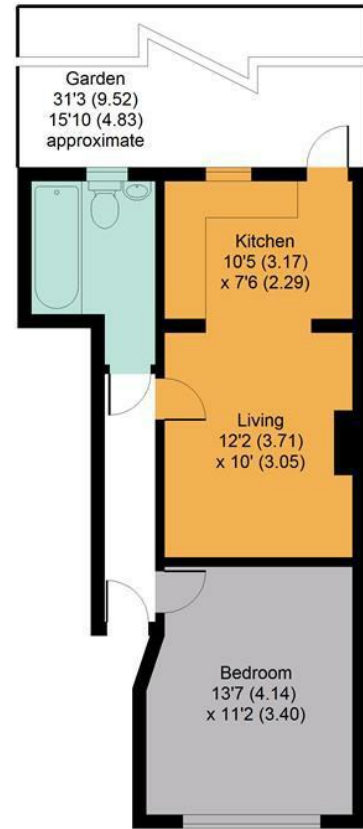




Dagmar Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 469 SQ FT / 43.5 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 resp taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS code of Measuring Practice and should be used prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted in this plan. Any figure given is for initial guidance only and be relied as a basis of valuation.

The Agent may offer clients, customers or prospective purchasers referrals to other service providers, from which the Agent may earn a commission or referral fee from provider. These services and their associated referral fees are: a) arranging mortgages, insurance or protection via Heron Financial Ltd: the Agent's average fee per tran: £577.22 b) conveyancing and other legal services via Setfords Solicitors & Simply Conveyancing: the Agent's average fee per transaction is £154.29 c) surveys and valu Davies & Davies Chartered Surveyors & LEA Surveyors: the Agent's average fee per transaction is £76.67.

It is never an 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.

www.lpaplus.com

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

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

DAGMAR ROAD

1 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > BEAUTIFUL RESIDENTIAL STREET
- > UNIQUE OPEN PLAN LAYOUT
- > WOODEN SHED IN PRIVATE GARDEN

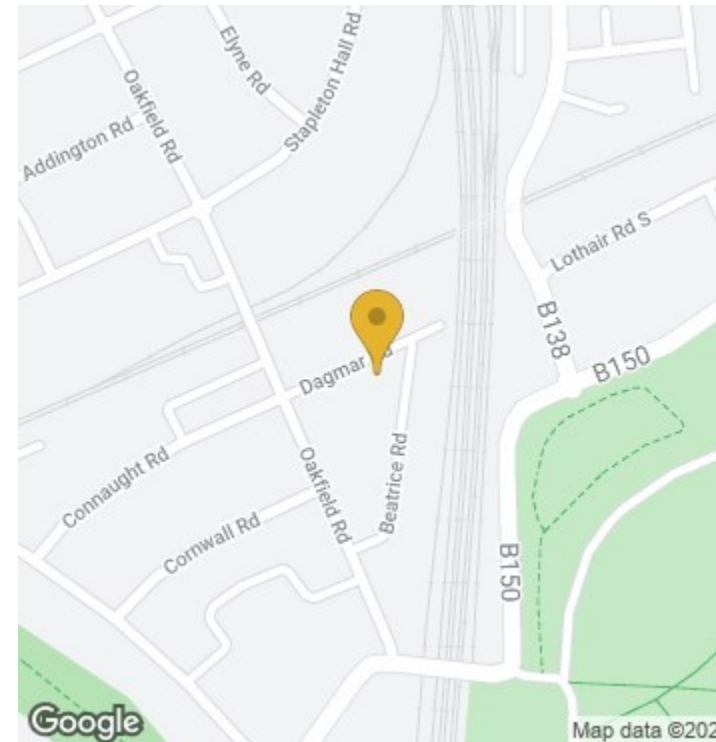
KEY FEATURES

- 1 BEDROOM APARTMENT
- PRIVATE GARDEN WITH SHED
- ORIGINAL WOOD FLOORING
- CHAIN FREE - EPC D
- SHARE OF FREEHOLD
- 0.7 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£395,000**

Residing along a pretty tree-lined street full of colourful Victorian houses, this one bedroom apartment welcomes beautiful original wooden floorboards, a charming private garden, and double glazing throughout.

With that delightful garden it's unlikely you'll be craving any other access to outside space, but if you would enjoy a jog in the park, trip to a boating lake or game of tennis, Finsbury Park itself is just 0.2 miles from you (we recommend visiting Furtherfield Gallery too for a bit of arts and culture, situated within the park walls).



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			
England & Wales		63	70
		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		63	71
		EU Directive 2002/91/EC	

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

