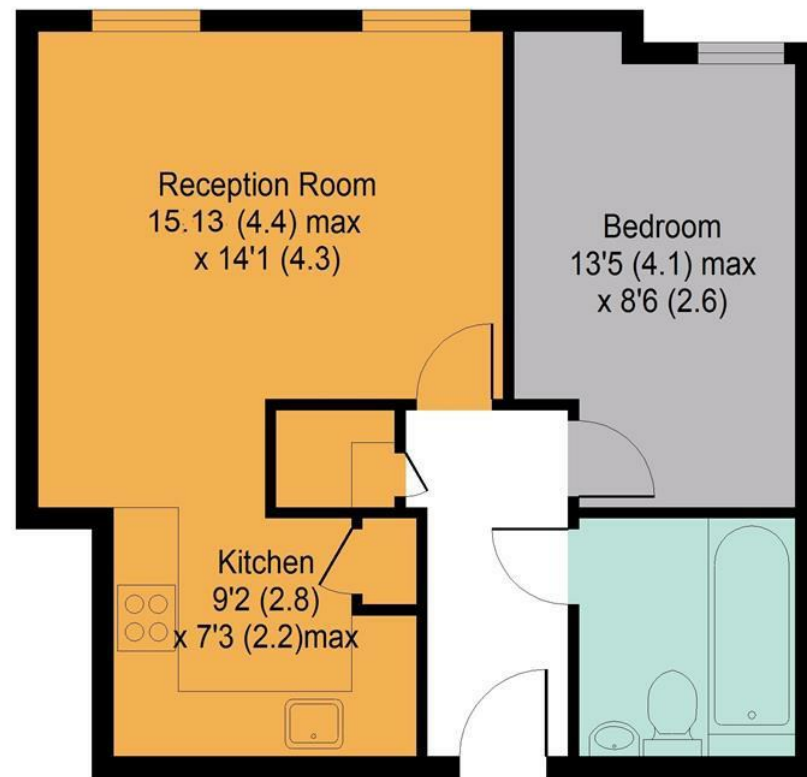




Seven Sisters Road, N4 2LX

APPROX. GROSS INTERNAL FLOOR AREA 501 SQ FT / 46.5 SQ M



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, 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.

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 Seftds 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

SEVEN SISTERS ROAD

1 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > EXCELLENTLY LOCATED
- > OVERLOOKING FINSBURY PARK
- > VERSATILE RECEPTION ROOM

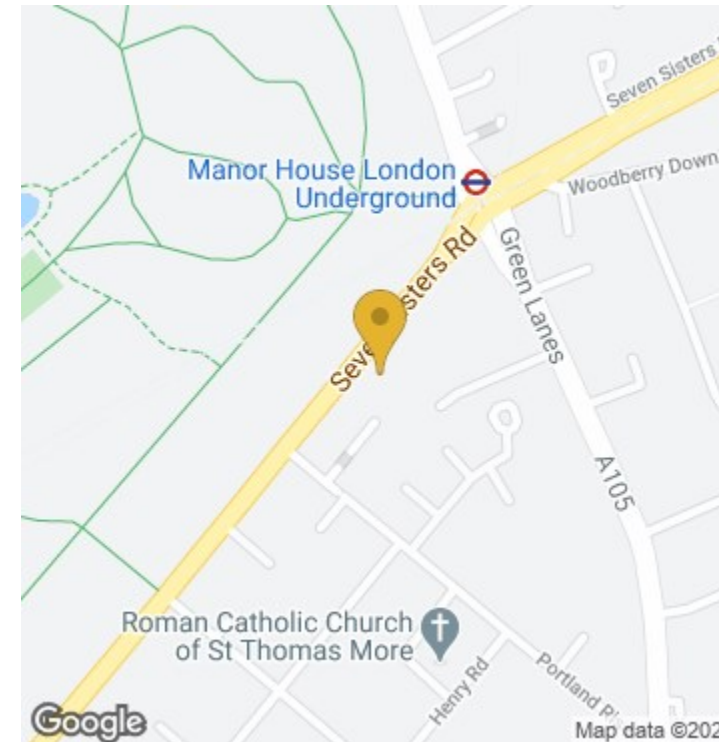
KEY FEATURES

- 1 BEDROOM APARTMENT
- GENEROUS ARRANGEMENT OF SPACE
- DOUBLE GLAZING THROUGHOUT - EPC C
- DEEP INBUILT HALLWAY CUPBOARD
- COMMUNAL GARDENS & CYCLE STORAGE
- 0.5 MILES TO FINSBURY PARK STATION

**YOURS FOR
£350,000**

Within an elegant and sophisticated modern building lies a one bedroom apartment providing a peaceful refuge from city life, whilst still being a stone's throw away from the action at just 0.5 miles from Finsbury Park Station – ideal for the first time buyer looking to take their first step onto the ladder.

Directly across the road from you is Grade II listed Finsbury Park, offering access to a picturesque boating lake, historical flower gardens and Furtherfield Gallery. New eateries, drinking spots and independent shops often pop up in Finsbury Park, ensuring you'll never fall short of a place to be. We'd recommend Dotori, an intimate Japanese-Korean restaurant serving up fantastic nigiri, bibimbap and soju (if you can get a table). For more about the local area, we insist you visit North Four at northfour.co – this local culture magazine is where we get all our hottest tips.



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		74	74
		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		92	92
		EU Directive 2002/91/EC	

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

