



Florence Street, N4

APPROX. GROSS INTERNAL FLOOR AREA 890 SQ FT / 82.68 SQ M



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 basic of valuation.

www.londonpropertyassessments.co.uk



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

FLORENCE STREET

2 BEDROOM | 1 BATHROOM | P1575



OUR FAVOURITE FEATURES:

- > ARRANGED OVER TWO FLOORS
- > ORIGINAL FEATURES
- > SINGLE GLAZED WINDOWS

KEY FEATURES

- 2 DOUBLE BEDROOMS
- TOP FLOOR MAISONETTE
- PART FURNISHED
- AVAILABLE FROM 18TH DECEMBER
- 0.4 MILES TO Highbury & ISLINGTON STATION
- 100FT TO UPPER STREET

**YOURS FOR
£2,167 PCM**

Leading up the stairs on the 2nd level of this Victorian conversion you will enter the living room, this room is full of features including a beautiful marble surround fireplace, two original sash windows and plentiful shelving and storage. Back through the hall and enter the kitchen, the kitchen is ideal if you love to cook and entertain as there is ample space for both complete with gas hob, electric oven and fridge freezer. Leading up a further flight of stairs are two double bedrooms and the family bathroom.

Located 0.4 miles from Highbury & Islington Station and sitting adjacent to Upper street where you will be fully catered for with various eateries, bars and restaurants.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(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			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		59	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

