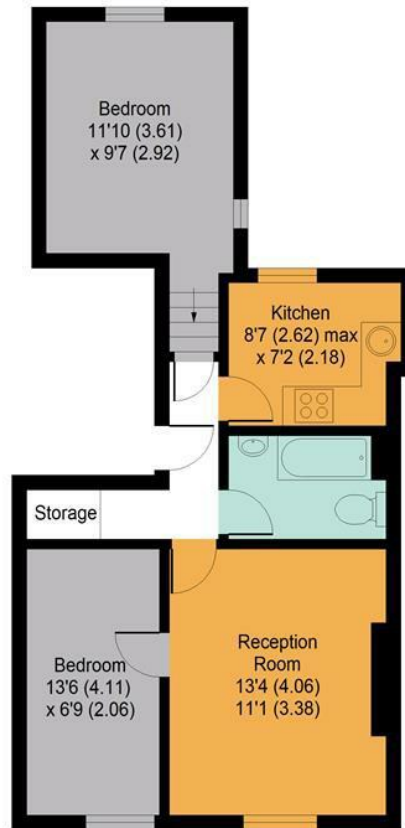




Florence Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 536 SQ FT / 49.7 SQ M



FIRST 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.

www.londonpropertyassessments.co.uk

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 Seford's 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

FLORENCE ROAD

2 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

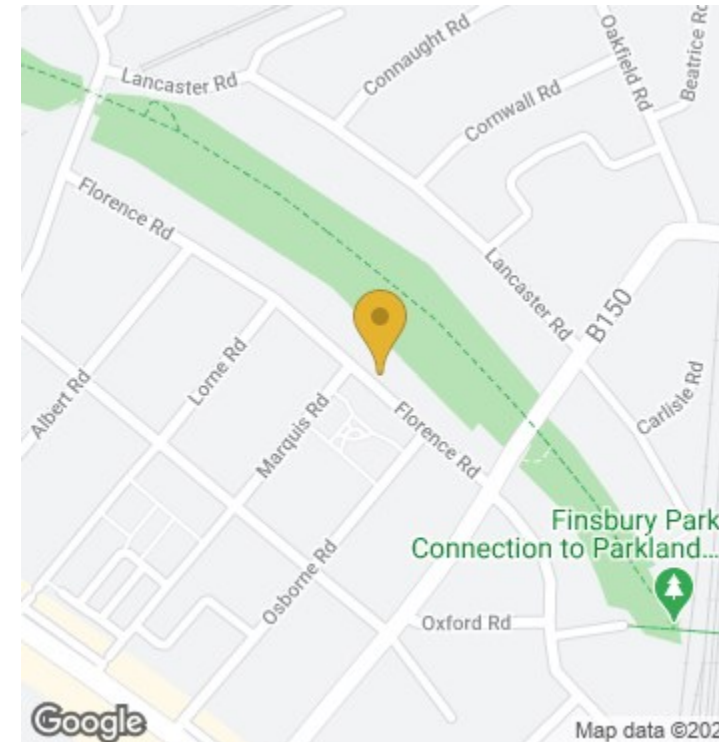
- > BRASS AND SILVER SIDBOARD
- > FOLDING DESK BUREAU
- > PLENTIFUL INBUILT STORAGE

KEY FEATURES

- 2 DOUBLE BEDROOMS
- FULLY FURNISHED
- AVAILABLE IMMEDIATELY
- SPLIT LEVEL APARTMENT
- MAXIMUM 2 TENANTS
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,400 PCM

Half a dozen wall-mounted coat hooks, painted in a dazzling white, offer plentiful space to drape fluffy faux fur coats, rocking leather jackets and Oasis-style khaki parkas. Behind this, you'll spy an impressively deep alcove hosting chunky floating shelves and welcoming an abundance of space to stash vacuum cleaners, laundry baskets and oversized suitcases. Hand-turned dark wooden table legs handsomely complement two accompanying chairs in the reception room, placed beside a light wicker cushioned armchair. Relax with the latest instalment of Game of Thrones upon the squishy red two-seater, your feet up on the walnut coffeetable and a well-deserved cuppa being prepped by your flatmate in the kitchen down the hallway. Here, you'll find a delightful drop-leaf dining table, an inbuilt open shelving unit and an adorable circular washbasin. Descending a few short steps into the master bedroom, you'll encounter a magnificent oval-mirrored wardrobe with deep, wide sliding drawers and a gorgeous antique-style folding desk bureau with overhead floating shelves. Upstairs, the second double bedroom relishes a large double glazed window and bright white furnishings.



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		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	66
		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		
(21-28)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		60	60
		EU Directive 2002/91/EC	

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

