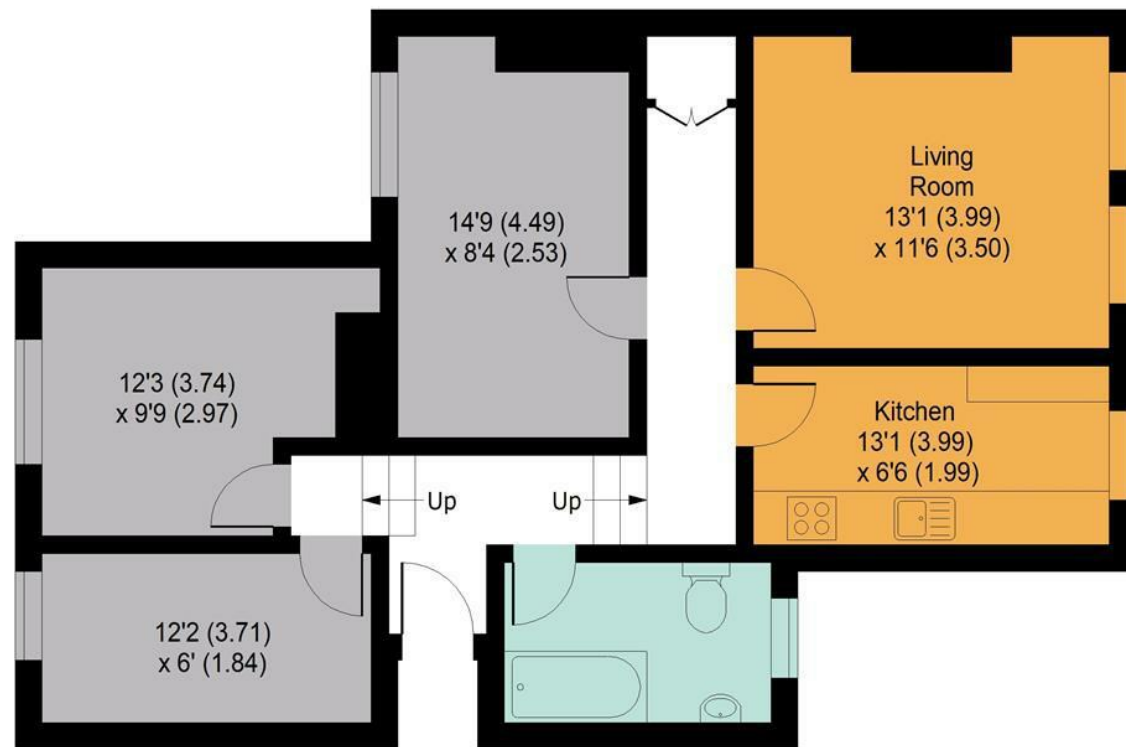




Oakfield Road

APPROX. GROSS INTERNAL FLOOR AREA 785 SQ FT / 72.9 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, 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

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

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www.daviesdavies.co.uk

OAKFIELD ROAD

3 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

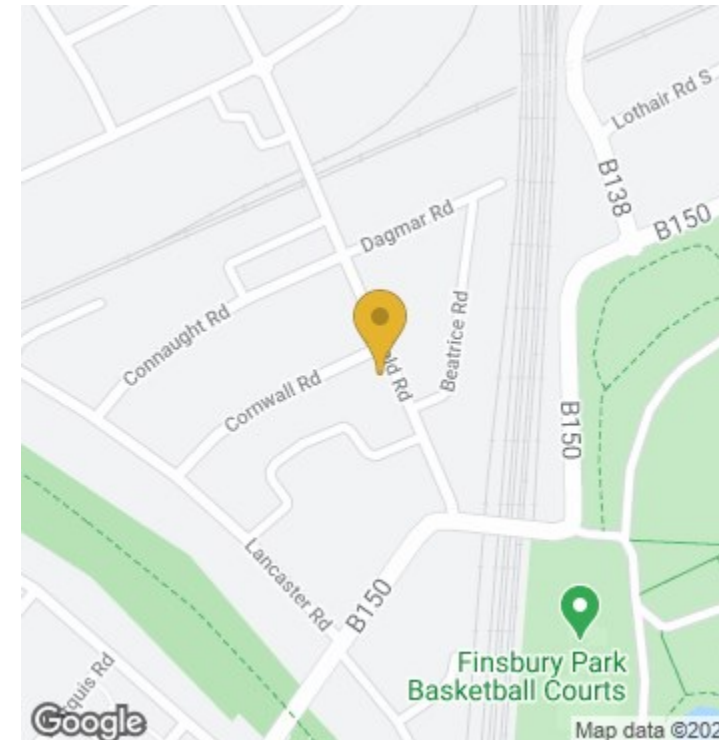
- HIGH CEILINGS
- ORIGINAL SASH WINDOWS
- SEPARATE TILED KITCHEN
- NEUTRAL DECOR

KEY FEATURES

- RECENTLY REFURBISHED TO AN IMPECCABLE STANDARD
- 3 BEDROOM SPLIT-LEVEL APARTMENT
- RED BRICK ORNATE FAÇADE
- 0.7 MILES TO FINSBURY PARK STATION
- 0.3 MILES TO HARRINGAY STATION
- REAL WOOD FLOORING

Oakfield Road is in close proximity to the independent delis, coffee houses, and restaurants that make the neighbourhood so appealing. There is an abundance of local shops here selling a great variety of produce. Transport wise, well connected Finsbury Park Station is just 0.7 miles away, whilst Overground routes into the City awaits via Haringay Station 0.3 miles away.

YOURS FOR £590,000



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		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		EU Directive 2002/91/EC	

- BEDROOMS: 3
- BATHROOMS: 1
- RECEPTIONS: 1

