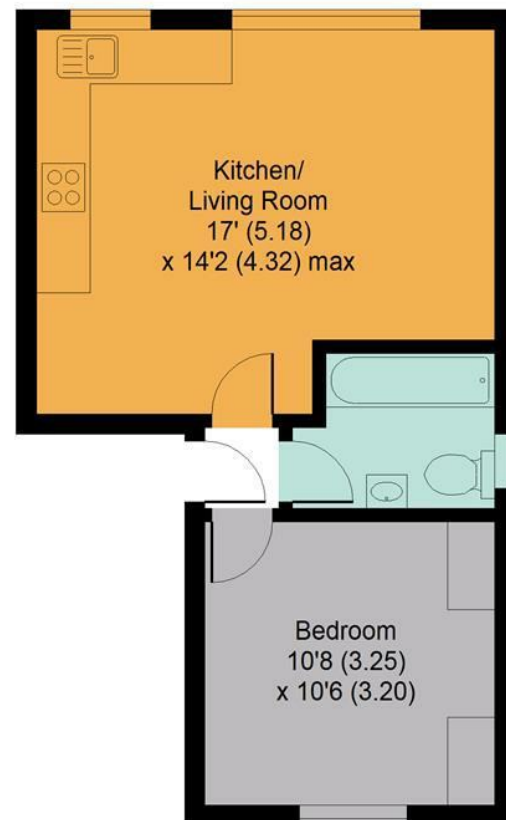




## Perth Road

APPROX. GROSS INTERNAL FLOOR AREA 398 SQ FT / 37.0 SQ M



### THIRD 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](http://www.londonpropertyassessments.co.uk)



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**PERTH ROAD**

1 BEDROOM | 1 BATHROOM | P1266





OUR  
FAVOURITE  
FEATURES:

- > EXCELLENTLY  
LOCATED
- > INBUILT WARDROBES
- > CHUNKY STAGGERED  
FLOATING SHELVES

KEY FEATURES

- 1 DOUBLE BEDROOM
- OPEN PLAN LIVING SPACE
- FURNISHED
- AVAILABLE FROM 1ST MARCH
- EPC RATING D
- 0.3 MILES TO FINSBURY PARK  
STATION

YOURS FOR  
£1,200 PCM

After unlocking the cobalt blue entry door, you'll ascend a carpeted stairway towards the second floor. The kitchen and reception is first on the tour, which has been configured to maximizing the light and space flowing through the room. The focal point of this delightful open plan space is the large original sash window, casting a wealth of natural light to dance across the room. Residing beside a deep charcoal grey sofa are three chunky staggered floating shelves, perfect for displaying Parisian novels, potted ivy, and photographic prints. A pleasing transition between kitchen and living features here, with a subtle wooden floor divider separating ash grey carpet and freshly laid linoleum. Subway tiling forms the splashback in the kitchen, alongside an industrial-style stainless steel pendant lighting fixture that hangs above a glass dinette, with room for four. Lattice-fronted white wooden doors provide an added intrigue and concealed practicality to the two floor-to-ceiling inbuilt wardrobes in the bedroom, found towards the rear of the property. In the bathroom adjacent, you'll spy a mirrored wall cabinet, a contemporary washbasin with storage beneath, and a full-sized bathtub with overhead shower.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

