



Evershot Road, Finsbury Park, N4 3DG

£450,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this spacious one bedroom converted flat set on the ground floor in this imposing period property situated in a quiet and sought after residential turning in Finsbury Park. Added benefits include a spacious living room, a modern fitted kitchen, fitted bathroom, double glazing, gas central heating, good storage space and direct access to a shared rear garden.

We have been advised that the remaining lease is approximately 90 years, with an annual ground rent of £10 and an annual service charge of £866.76

Evershot Road has excellent access to transport links, being 0.5 miles to Finsbury Park station (Piccadilly & Victoria lines/ National Rail & Thameslink services) and 0.3 miles to Crouch Hill Overground. There is a vast selection of local coffee shops, bars, restaurants and retailers in both Stroud Green & Crouch End. The open green spaces at Finsbury Park, the Parkland Walk nature reserve, and Wray Crescent Open Space are also close by.

In our opinion this property would be an ideal purchase for a first time buyer and is being offered on a chain free basis. Viewing is highly recommended.

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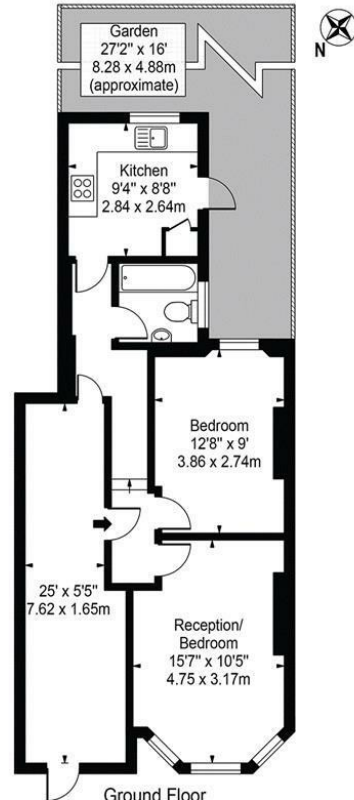








Evershot Road,
Finsbury Park, N4 3DG
Approx. Gross Internal Area 465 Sq Ft - 43.20 Sq M
(Excluding Storage)
Approx. Gross Internal Area Of Storage 156 Sq Ft - 14.50 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Islington

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

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		
	67	76
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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