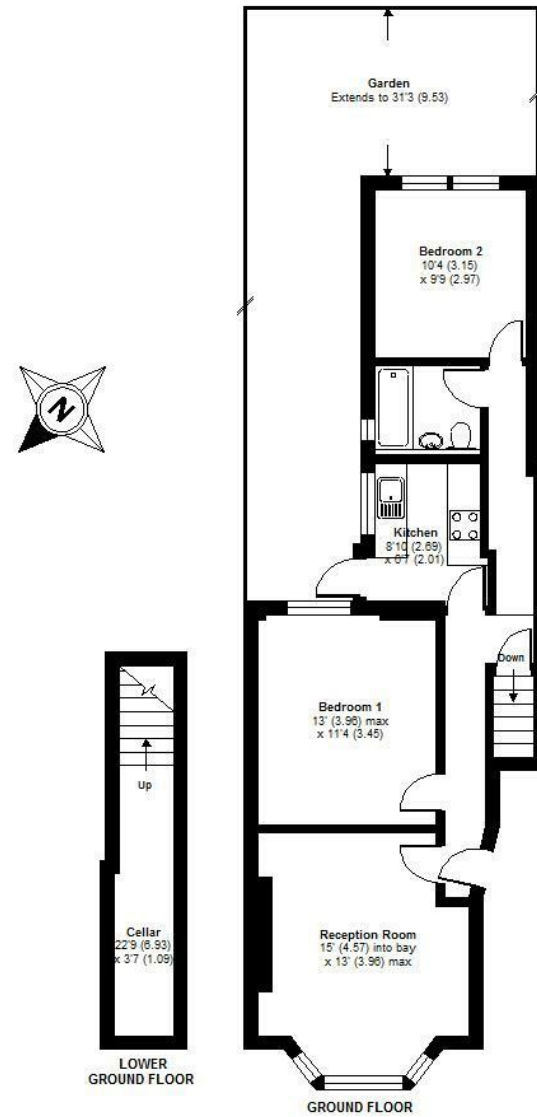




Albert Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 726 SQ FT 67.4 SQ METRES



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 representation purposes only as defined by 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 a basis of valuation.

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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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

ALBERT ROAD

2 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

> WINDOW SHUTTERS

> EXQUISITELY DESIGNED BATHROOM

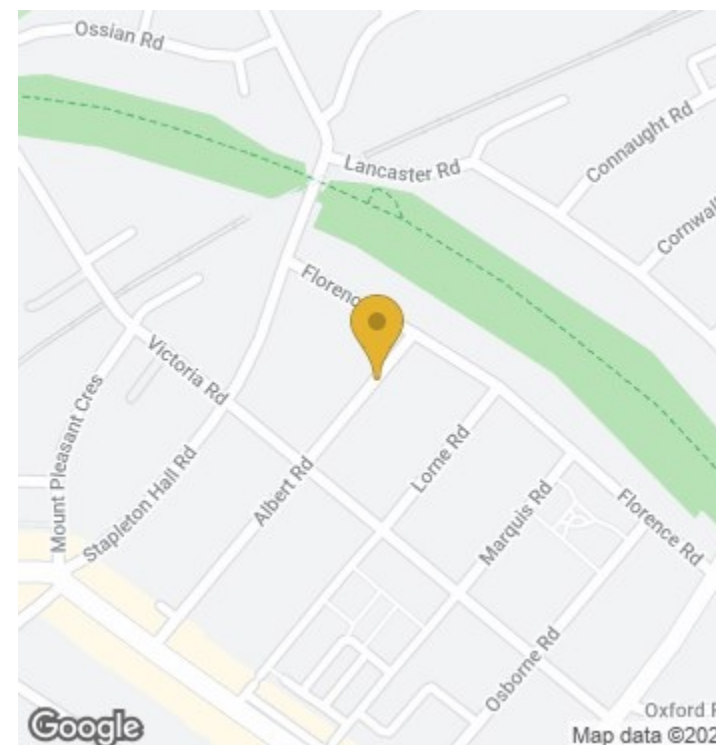
> LOCATED ON A QUIET RESIDENTIAL STREET

KEY FEATURES

- 2 BEDROOM FLAT
- LARGE WOOD-FRAMED SASH WINDOWS
- QUIET LEAFY STREET
- STROUD GREEN CONSERVATION AREA
- PRIVATE REAR GARDEN
- 0.7 MILES TO FINSBURY PARK STATION

YOURS FOR
£675,000

Bay fronted sash windows extend to the corniced ceiling of the bright white living room, providing this room with natural light. Engineered wooden flooring spans the entire room with built-in floating shelving, a fireplace and window shutters all add to the appeal. Smart monochromatic design and handleless cabinetry creates an uncluttered visual aesthetic in the kitchen area, accompanied by cleverly concealed utilities, expertly integrated appliances and an elegant undermount washbasin. Further features of brilliant white walls, engineered flooring and wood-framed sash windows can be found in the two double bedrooms. Exquisite marble effect tiles surround the entirety of the bathroom, which has been fitted with a heated towel rail, floating contemporary washbasin and a full-sized bathtub. Arguably the best feature of this property is the private rear garden, which has been well designed to offer a small lawn and sizeable patio for those summer BBQ's.



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		69	76
		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		70	79
		EU Directive 2002/91/EC	

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

