



The Drapery, N7

APPROX. GROSS INTERNAL FLOOR AREA 605 SQ FT / 56.2 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.

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AXMINSTER ROAD

1 BEDROOM | 1 BATHROOM | P2075



OUR FAVOURITE FEATURES:

- > BIKE STORAGE
- > LIFT ACCESS
- > COMMUNAL GARDENS

KEY FEATURES

- 1 DOUBLE BEDROOM
- OPEN PLAN LIVING/KITCHEN
- FURNISHED
- AVAILABLE FROM 31ST JANUARY
- EPC RATING D
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,500 PCM

Entry to this delightful home resides on the third floor, after a ride in the elevator or an ascent of the stairs. A generously sized hallway welcomes you inside, decked in light wooden flooring and surrounded by white painted walls – a simple, effective, neutral décor that extends throughout the property. On your left is the bedroom, on your right the bathroom. Ahead is the open plan kitchen and reception room, your first stop on the tour. A striking arrangement of square, double glazed windows dotted about the furthest wall draws your attention immediately upon entry. They cast light across the welcomed depth of space in this room, complemented by a sleek monochromatic kitchen area in one corner. Appliances are cleverly concealed and integrated amongst built-in white cabinetry, with a jet black countertop forming a dramatic, complementary contrast to the fittings. Further storage space is found on your left as you exit the room, hidden within an inbuilt cupboard. Stepping past the threshold, you'll spy the bedroom on your right, boasting an aluminium-coated floor-to-ceiling window. Across the hallway is the bathroom, fitted with a floating contemporary washbasin beneath a wall-mounted mirror, a deep enclave above the concealed cistern, and a full-sized bath with an overhead shower.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

