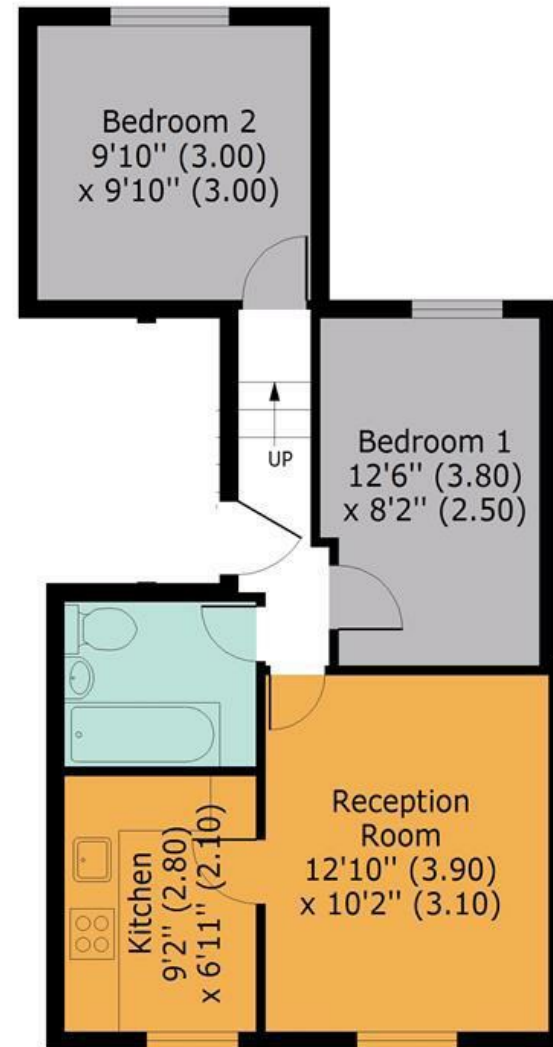




Oxford, N4

APPROX. GROSS INTERNAL FLOOR AREA 476 SQ FT / 44.22 SQ M



**GROUND FLOOR
ENTRANCE**

FIRST 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.



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

OXFORD ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
HARINGEY

DEPOSIT AMOUNT:

£1,903*

CONTRACT TERM

12 MONTHS

*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

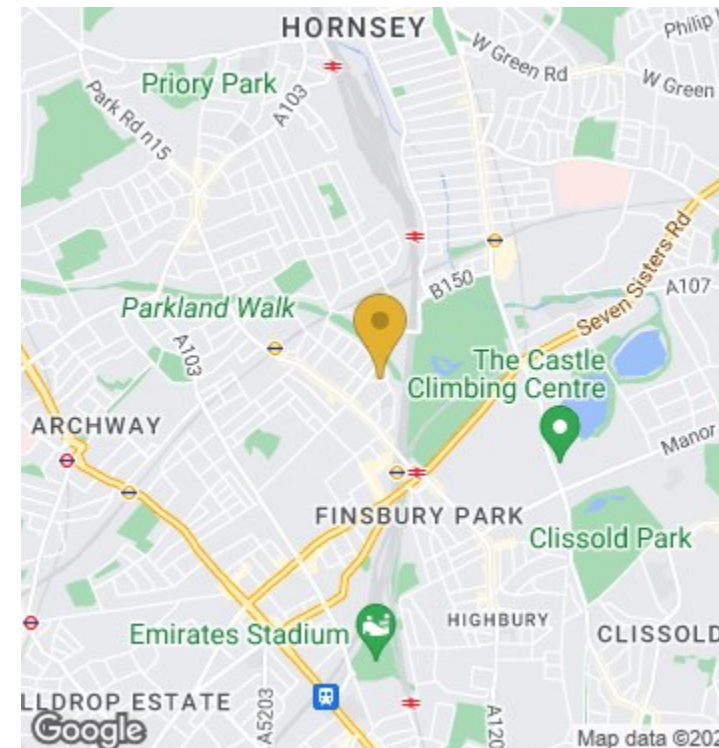
KEY FEATURES

- 2 DOUBLE BEDROOMS
- SPLIT LEVEL FIRST FLOOR FLAT
- PART FURNISHED
- AVAILABLE FROM 16TH JUNE
- EPC RATING D
- 0.4 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£1,650 PCM**

Stepping past the sturdy indigo-coloured front door and ascending a few small steps towards your new home, you slip off your shoes in the split-level hallway and dash for the kitchen and a well deserved cuppa. Flicking on your kettle neatly placed on the charcoal-coloured countertops, you lean back on the beech wood cabinets and admire your miniature herb garden as it grows on the windowsill flowerbed through the original sash window. Pre-heating the integrated oven in preparation for your famous lasagna, you'll be able to relax in the reception room adjacent, boasting shiny wooden flooring, alabaster painted walls and floating wooden shelving.

Aching to relinquish yourself of your dreaded work clothes, you vogue your way towards the triple wooden wardrobe in your carpeted double bedroom and grab your favourite vintage jumper. Passing by your flatmate's double bedroom fitted with spectacular walnut wooden blinds, your eye is caught by the darling oceanic colour scheme washing over the bathroom. Completed to perfection with a triple mirrored cabinet, floating glass shelf and folding shower screen on the bathtub, you've finally found your oasis.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

