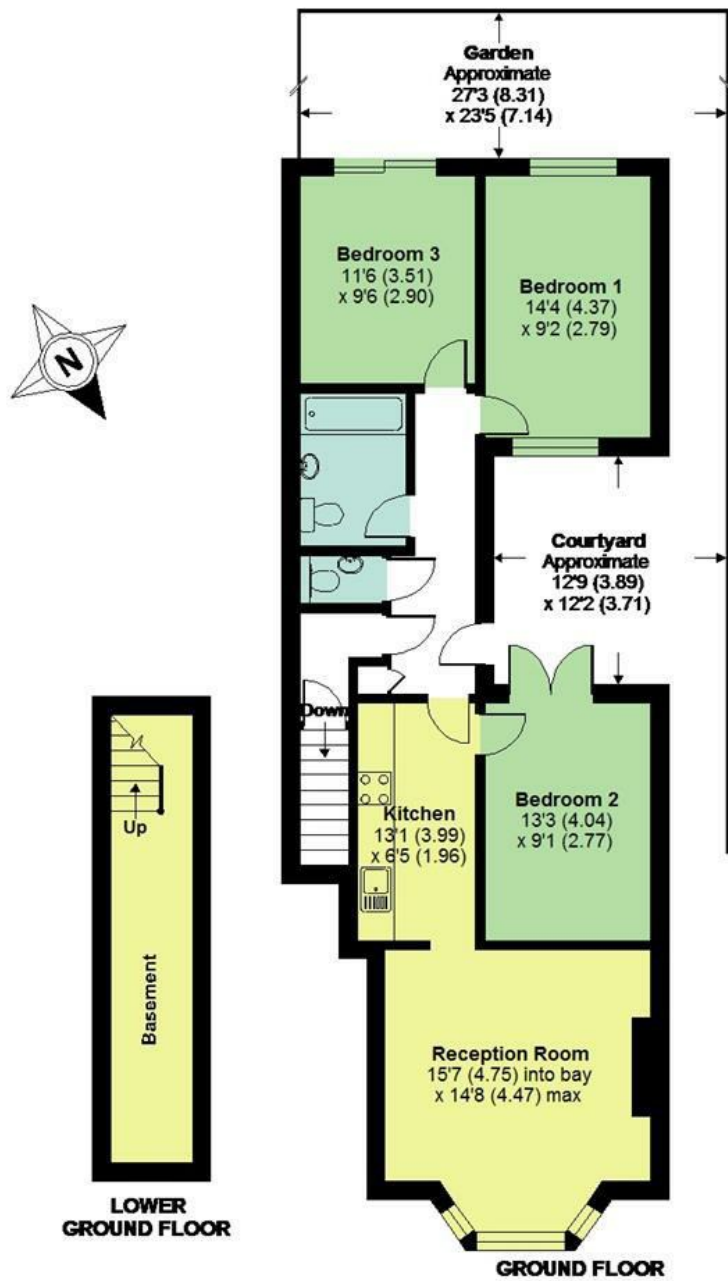




### Victoria Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 989 SQ FT 91.8 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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**VICTORIA ROAD**  
3 BEDROOM | 2 BATHROOM | FLAT





## OUR FAVOURITE FEATURES:

- > LEASEHOLD - 117 YEARS
- > SHARE OF FREEHOLD ON COMPLETION
- > EPC RATING D
- > COUNCIL TAX BAND D

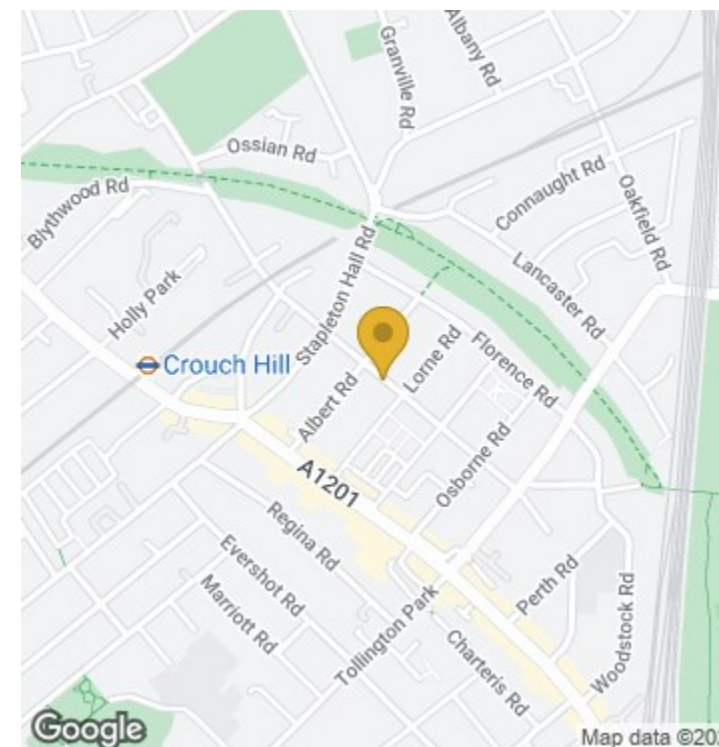
## KEY FEATURES

- 3 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- OFFERED CHAIN FREE
- DESIRABLE LOCATION
- OVER 900 SQUARE FEET
- 0.6 MILES TO FINSBURY PARK STATION

**YOURS FOR  
£800,000**

You've also got three marvelous double bedrooms, a coal chute basement and private garden a mere 0.6 mile stroll to Finsbury Park Station. The North London property hunter's dream.

Location wise, you'll find that Victoria Road is a wonderfully quiet, residential street filled with towering trees and rows of terraces. Just one road parallel is trendy Stroud Green Road, with more restaurants, cafes and cultural hotspots than you can shake a stick at. We'd recommend starting off with a trip to Pizzeria Pappagone - a family-run Italian restaurant that has won a place in many local's hearts.



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		67	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(12-20) E			
(1-11) F			
(1-11) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		63	75
EU Directive 2002/91/EC			

- BEDROOMS: 3
- BATHROOMS: 2
- RECEPTIONS: 1

