



508 SqFt Interior
63 SqFt Exterior Balcony



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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PRIORY ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> SHARE OF FREEHOLD

> EPC C

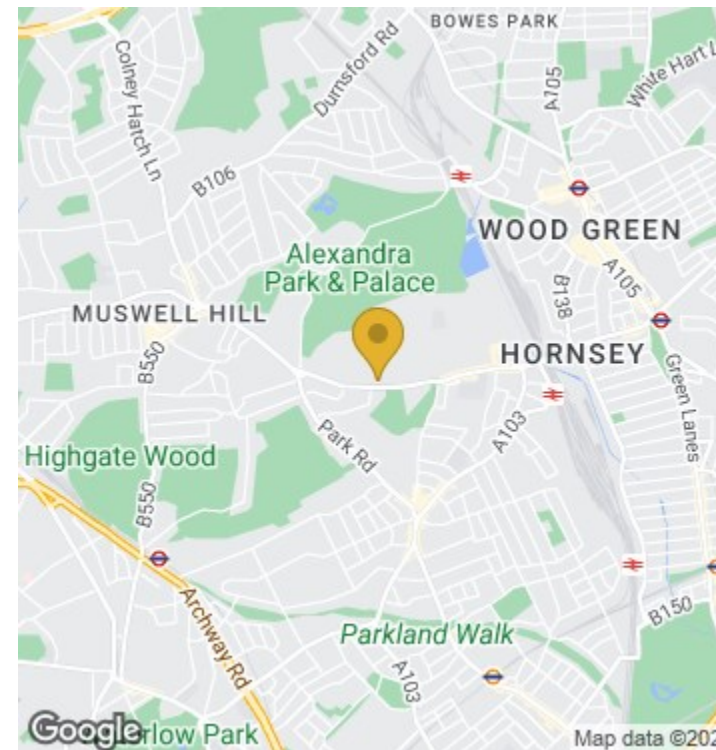
KEY FEATURES

- 1 DOUBLE BEDROOM
- SHARE OF FREEHOLD
- OFFERED CHAIN FREE
- BALCONY
- REFURBISHED 2023
- 0.7 MILES TO HORNSEY STATION

**YOURS FOR
£445,000**

Your newly refurbished one bedroom apartment sits proudly along Priory Road within a beautiful end of terrace period conversion. Residing across the first floor, you can enjoy leafy views from your private south-facing terrace, a stones throw from the popular Priory Park and delights of surrounding Muswell Hill and Crouch End Broadway.

Local green space and an abundance of popular independent eateries and watering holes pepper the surrounding areas, with Alexandra Palace and Priory Park on your doorstep alongside the trappings of both Crouch End and Muswell Hill Broadways within walking distance. Transport options include the local bus route W7, while Hornsey Rail Station provides a fast service to the West End and City.



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		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

