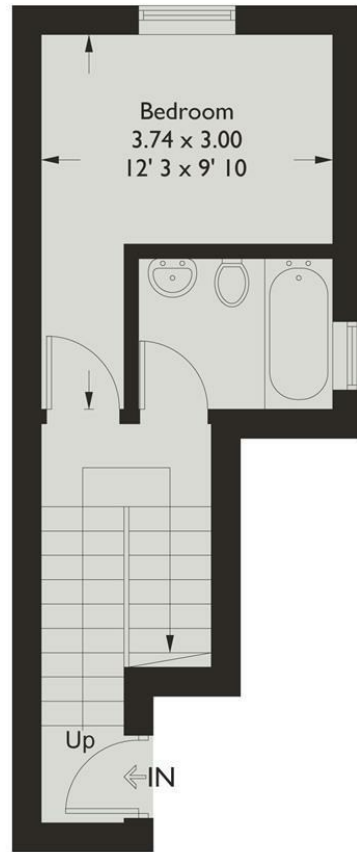
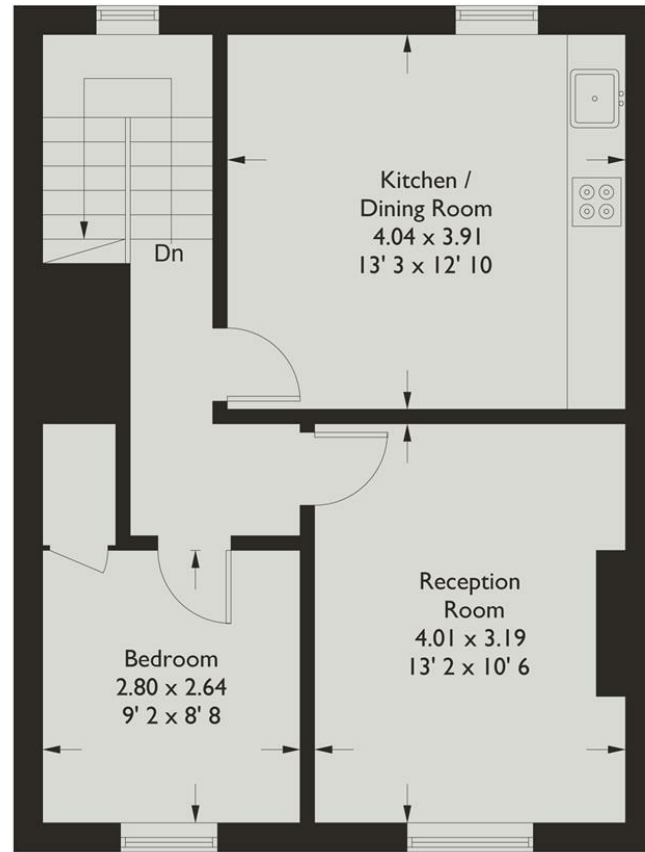




713 SqFt Interior



**First Floor**  
190 sq ft / 17.7 sq m



**Second Floor**  
523 sq ft / 48.6 sq m

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.



**DAVIES & DAVIES ESTATE AGENTS**

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[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**VICTORIA ROAD**

**2 BEDROOM | 1 BATHROOM | FLAT**



## OUR FAVOURITE FEATURES:

- > COUNCIL TAX BAND C
- > EPC RATING D
- > LEASEHOLD 117 YEARS
- > SHARE OF FREEHOLD ON COMPLETION
- > £0 GROUND RENT £0 SERVICE CHARGE

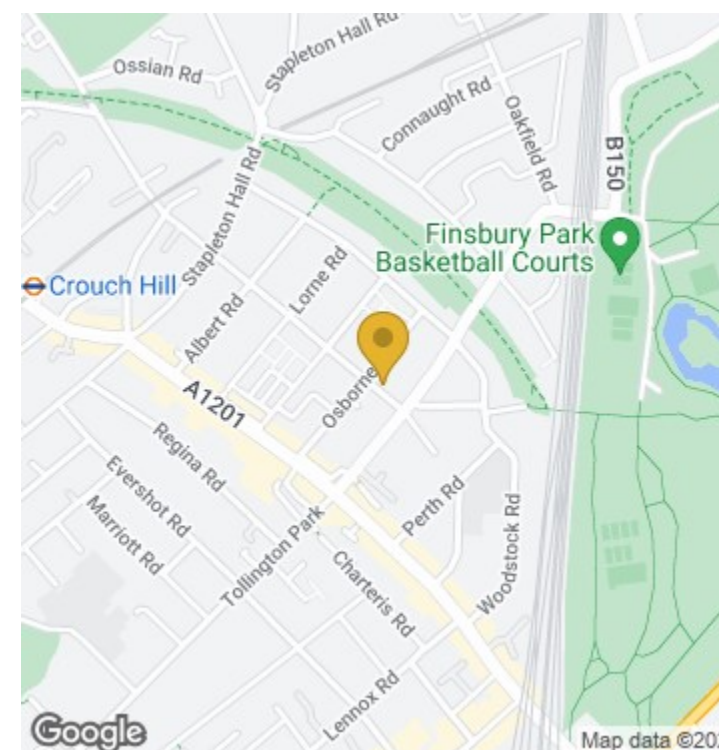
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- OFFERED CHAIN FREE
- TOP FLOOR FLAT
- SHARE OF FREEHOLD ON COMPLETION
- EAT IN KITCHEN
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£550,000

Discover subtle Victorian features and contemporary comforts in this two double-bedroom apartment, residing within popular Stroud Green. Enjoy leafy views from your top floor abode, just moments from the trappings of surrounding Finsbury Park.

Victoria Road resides on a picturesque tree-lined street that runs parallel to our favourite foodie hotspot of Stroud Green Road. It is enviably situated between Finsbury Park Station, which is serviced by the Victoria, Piccadilly and National Rail lines and Crouch Hill Station (Overground). The location provides a variety of shops, bars and restaurants along Stroud Green Road, within easy reach of the multiple shopping and restaurant amenities at Finsbury Park.



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		59	66
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		53	63
		EU Directive 2002/91/EC	

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

