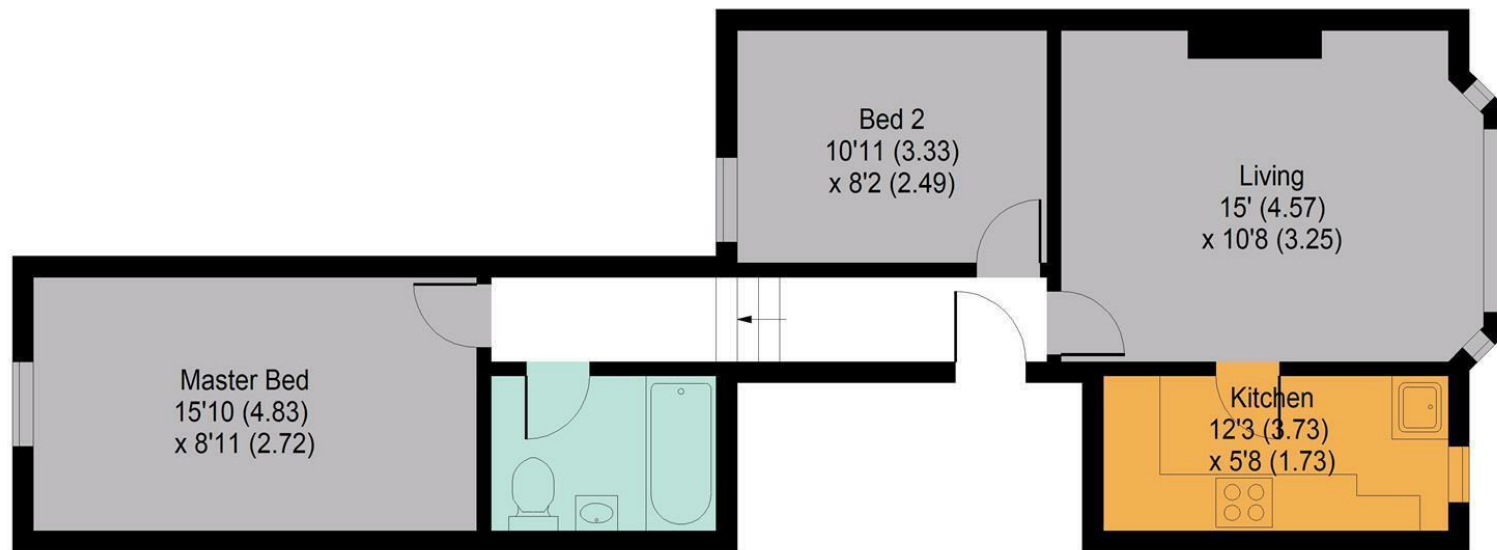




Albert Road

APPROX. GROSS INTERNAL FLOOR AREA 597 SQ FT / 55.46 SQ M



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

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ALBERT ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD 88 YEARS
- > £600 PA SERVICE CHARGE £200.00 PA GROUND RENT
- > COUNCIL TAX BAND D
- > EPC RATTIGN C

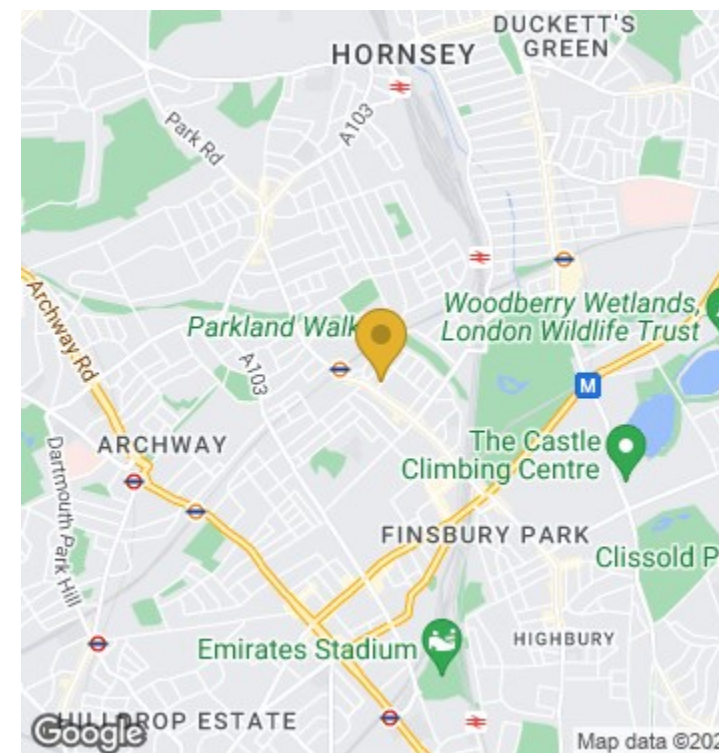
KEY FEATURES

- 2 DOUBLE BEDROOMS
- SPLIT-LEVEL APARTMENT
- OFFERED CHAIN FREE
- POPULAR LOCATION
- ORIGINAL WOOD FLOORING
- 0.6 MILES TO FINSBURY PARK STATION

**YOURS FOR
£500,000**

Your split-level apartment resides a short 0.6 miles from Finsbury Park Station and in the heart of popular Stroud Green. With two double bedrooms and spacious reception room, the light-filled home boasts a charming mix of contemporary and period features throughout.

Located less than 200ft from Stroud Green Road, there's a choice of local gems sitting on your doorstep. From authentic vegetarian Indian cuisine at Jai Krishna or a Sunday roast at The Old Dairy up the road. Transport-wise you're spoilt for choice with the enviably connected Finsbury Park Interchange just 0.6 miles away. Check out our Neighbourhoods Guide for priceless local tips.



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		73	78
		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		74	82
		EU Directive 2002/91/EC	

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

