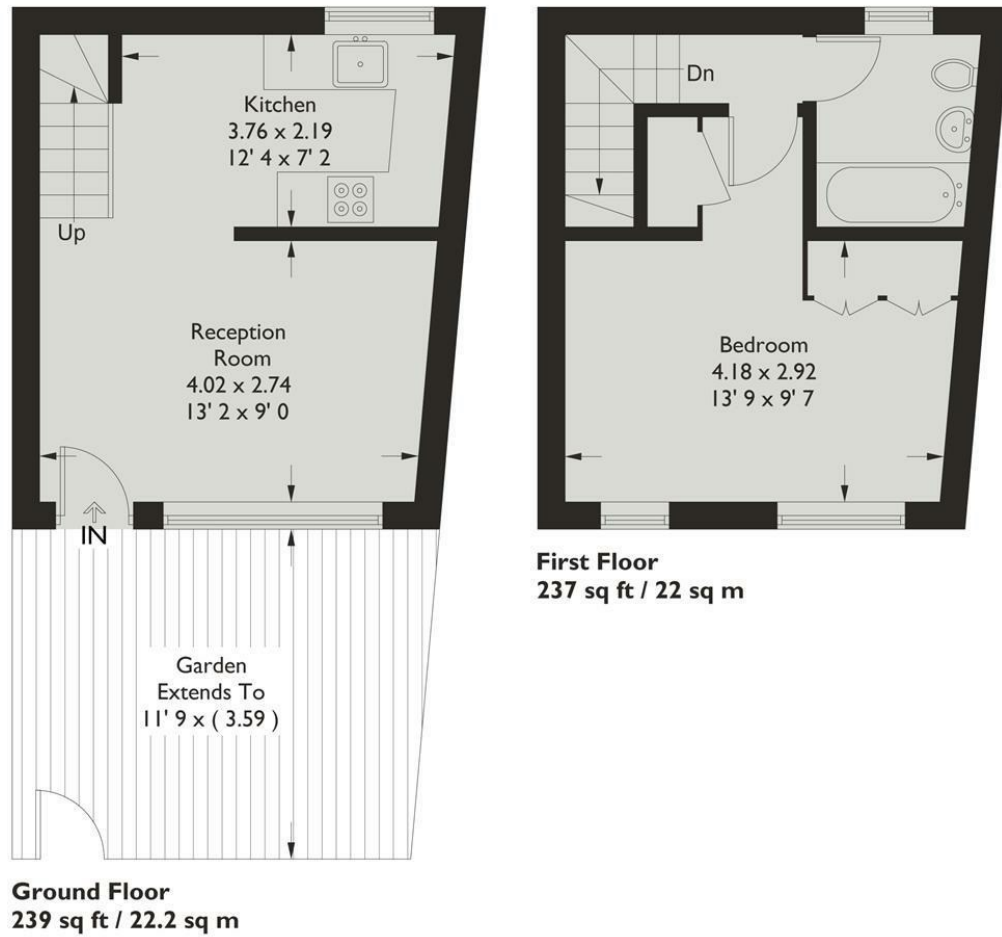




476 SqFt Interior



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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ROADS PLACE

1 BEDROOM | 1 BATHROOM | HOUSE - SEMI-DETACHED



OUR FAVOURITE FEATURES:

- > SHARE OF FREEHOLD
- > 126 YEARS FROM 1986
- > £744 SERVICE CHARGE IN 2024
- > £0 GROUND RENT
- > COUNCIL TAX BAND C
- > EPC D

KEY FEATURES

- 1 BEDROOM HOUSE
- SHARE OF FREEHOLD
- PRIVATE FRONT GARDEN
- SEMI DETACHED
- CUL-DE-SAC
- 0.7 MILES TO FINSBURY PARK STATION

YOURS FOR
£400,000

Your characterful one bedroom home sits along a peaceful, residential mews. The split-level home boasts a private front garden and first floor balcony, with a plethora of charming wood features throughout.

Located just off Hornsey Road, you're perfectly positioned on the borders of two popular neighbourhoods; Stroud Green and Hornsey. Both include gorgeous local restaurants, such as Incontro – an upscale but relaxed eatery, which specialises in regional Italian cuisine. For a tasty Sunday brunch, there's The Front Room on Tollington Park and Boulangerie Bon Matin just a few doors down. You're also just 0.6 miles to Finsbury Park Station and 0.4 miles to Crouch Hill Station, providing access to the Victoria, Piccadilly, Overground and National Rail lines.



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	80

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	67

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

