



1086 SqFt Interior  
101 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.



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

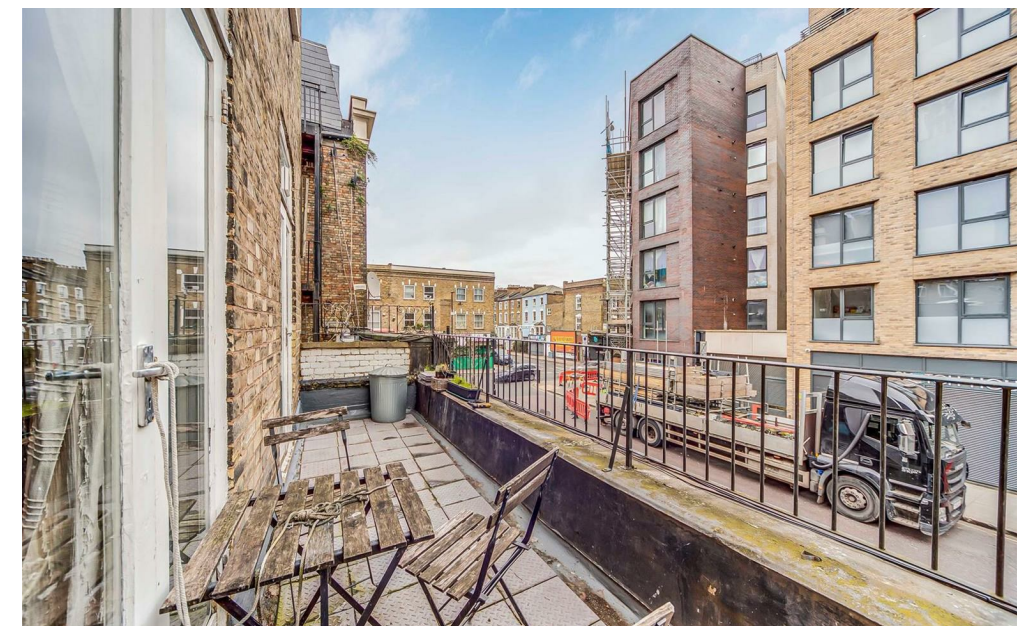
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LENNOX ROAD

4 BEDROOM | 2 BATHROOM | FLAT





## OUR FAVOURITE FEATURES:

> LEASEHOLD

> EPC D

> COUNCIL TAX BAND D

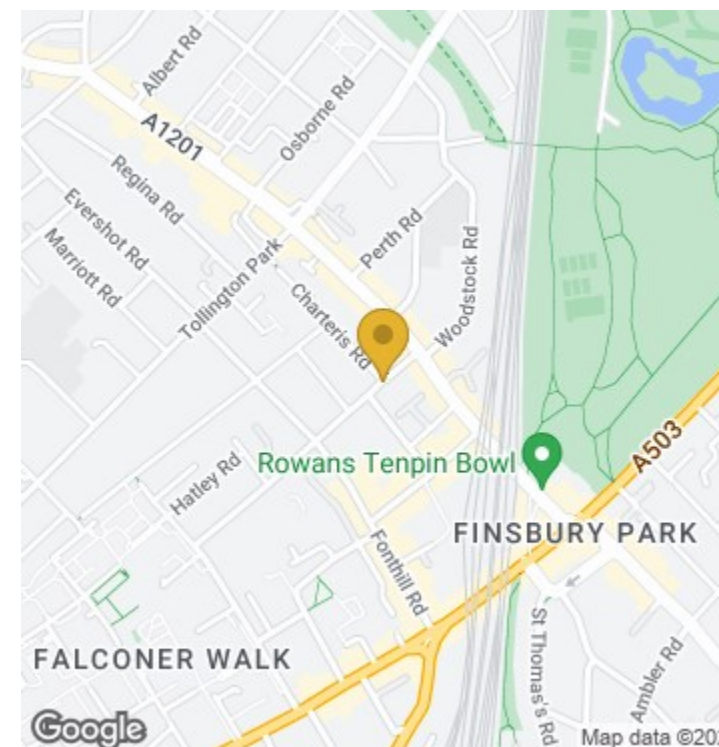
## KEY FEATURES

- 4 DOUBLE BEDROOMS
- OFFERED CHAIN FREE
- PRIVATE TERRACE
- IN NEED OF MODERNISATION
- FREEHOLD FLAT
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR  
£600,000

Ideally located in the beating heart of popular Finsbury Park. Your 4 bed Victorian conversion sits along popular Lennox Road and boasts its own private terrace. Local green space abounds, from the brand new Woodfall Park around the corner to Finsbury Park itself.

Situated in a popular residential area just off Fonthill Road, a wide range of activities can be found in Finsbury Park itself 0.3 miles away, from athletics tracks to exhibitions in Furtherfield Gallery. A brilliant array of international delis, award winning restaurants and watering holes can also be found on Stroud Green Road 0.2 miles away. Finsbury Park mainline and underground station provides the nearest major public transport.



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			
		61	80
England & Wales		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		EU Directive 2002/91/EC	

- BEDROOMS: 4
- BATHROOMS: 2
- RECEPTIONS: 1

