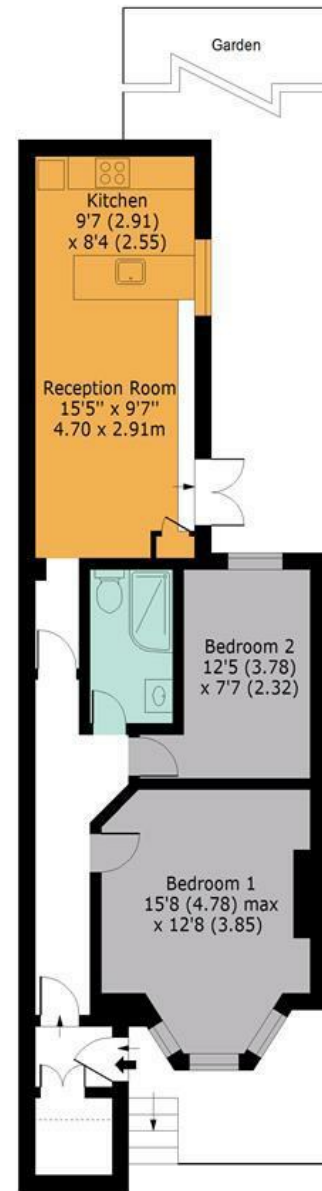




**Marriott Road, N4**

APPROX. GROSS INTERNAL FLOOR AREA 720 SQ FT / 66.8 SQ M



**GROUND 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, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically 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 basis of valuation.

[www.jpaplius.com](http://www.jpaplius.com)



**DAVIES & DAVIES ESTATE AGENTS**

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

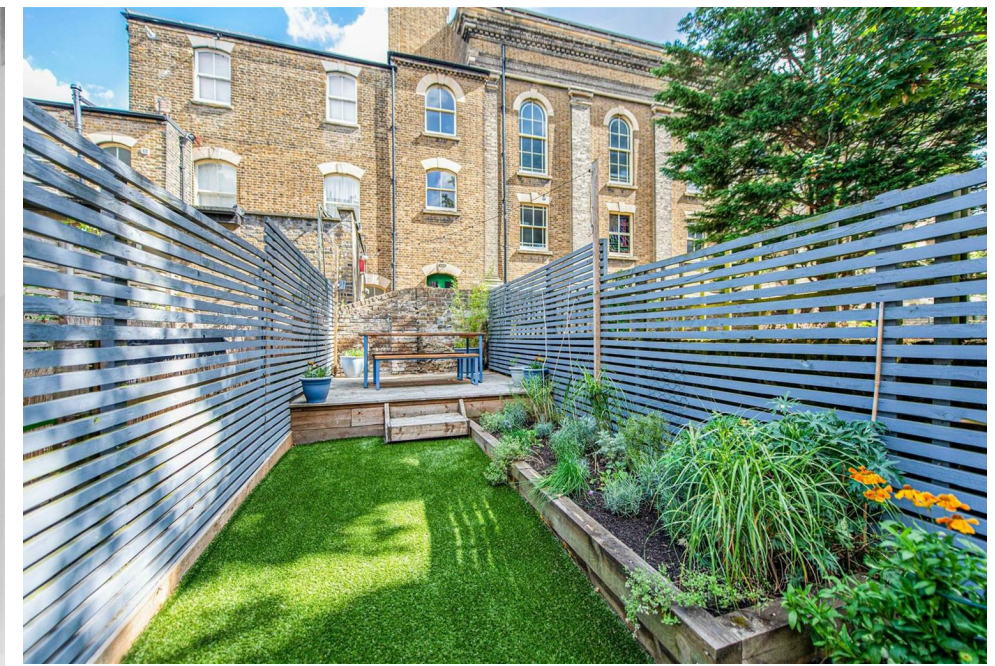
0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

**MARRIOTT ROAD**

**2 BEDROOM | 1 BATHROOM | FLAT**





## OUR FAVOURITE FEATURES:

- > LEASEHOLD 109 YEARS
- > SERVICE CHARGE £0  
GROUBD RENT £0
- > EPC C
- > COUNCIL TAX BAND D

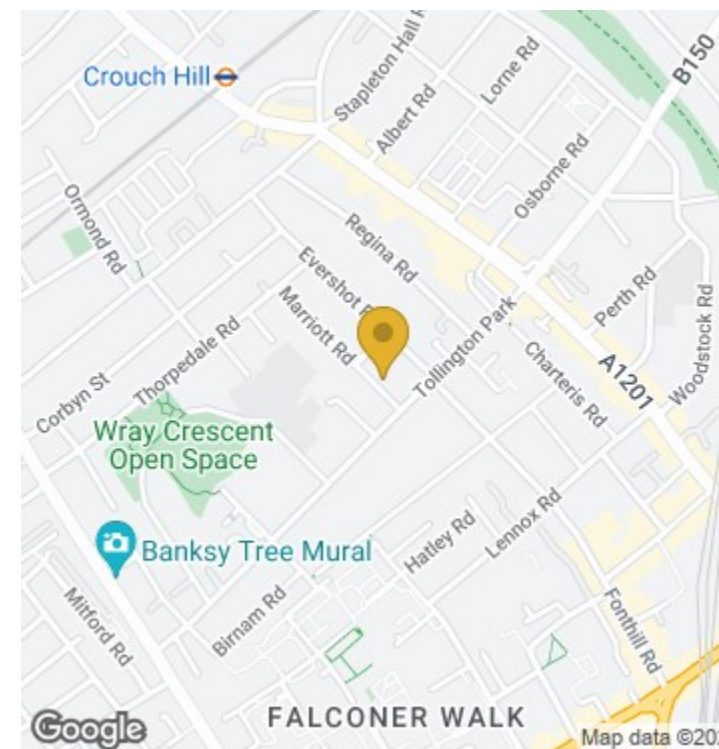
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- OWN ENTRANCE
- BRILLIANTLY DECORATED THROUGHOUT
- BUILT IN STORAGE
- 0.4 MILES TO FINSBURY PARK STATION

O.I.E.O  
£600,000

Beautifully designed and freshly renovated throughout, this two bedroom home resides within short walking distance from Finsbury Park Station and boasts its own private garden.

Finsbury Park Station is a short 0.6 mile stroll away, with excellent transport links to the city and East London via Overground and tube lines. A mere few minutes' walk away is Stroud Green Road, nicknamed the foodie strip, which is awash with award winning cafes and restaurants as well as ethical and independent retailers.



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		70	77
		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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

