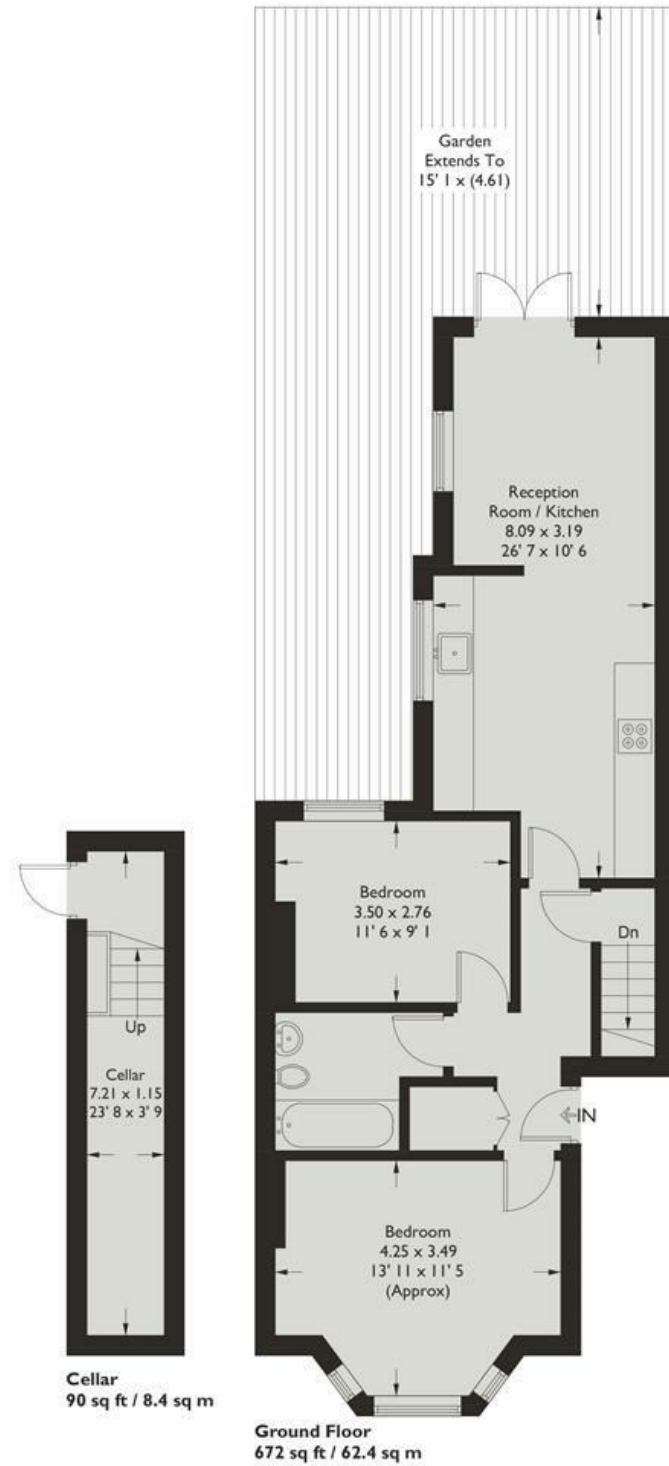




762 SqFt Interior



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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CORNWALL ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> LEASEHOLD - 154 YEARS

> £1562 SERVICE CHARGE £200 GROUND RENT

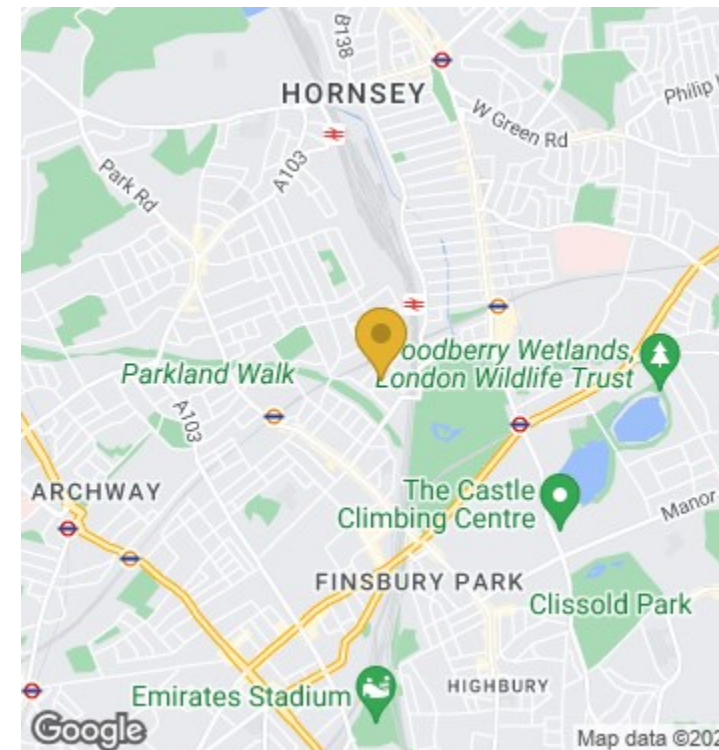
> COUNCIL TAX BAND C

KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- BASEMENT STORAGE
- POTENTIAL TO EXTEND (STPP)
- DESIRABLE LOCATION
- 0.3 MILES TO HARRINGAY STATION

YOURS FOR
£650,000

Cornwall Road resides just 0.8 miles from Finsbury Park Station, providing fast access across London via the Victoria, Piccadilly and Overground lines. You are also a mere 0.4 mile stroll to Stroud Green Road, bursting with hearty local fare and independent retail. For local insights, check out our Neighbourhoods guides



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	

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	

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

