



766 SqFt Interior  
367 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**

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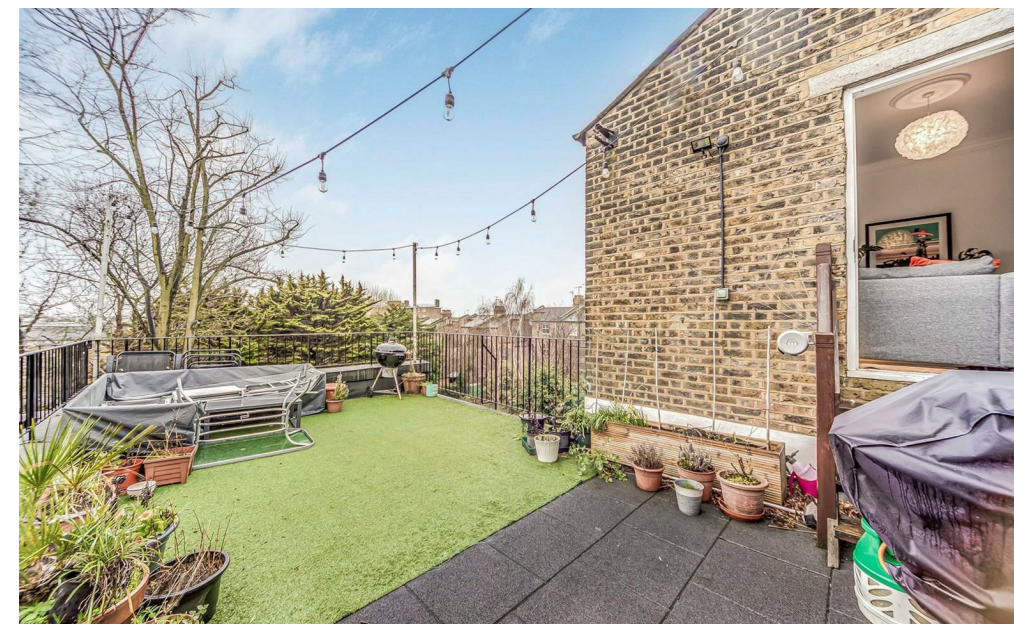
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**GLOUCESTER DRIVE**

**2 BEDROOM | 1 BATHROOM | FLAT**





## OUR FAVOURITE FEATURES:

- > SHARE OF FREEHOLD 100 YEARS
- > £0 GROUND RENT £0 SERVICE CHARGE
- > EPC RATING D
- > COUNCIL TX BAND D

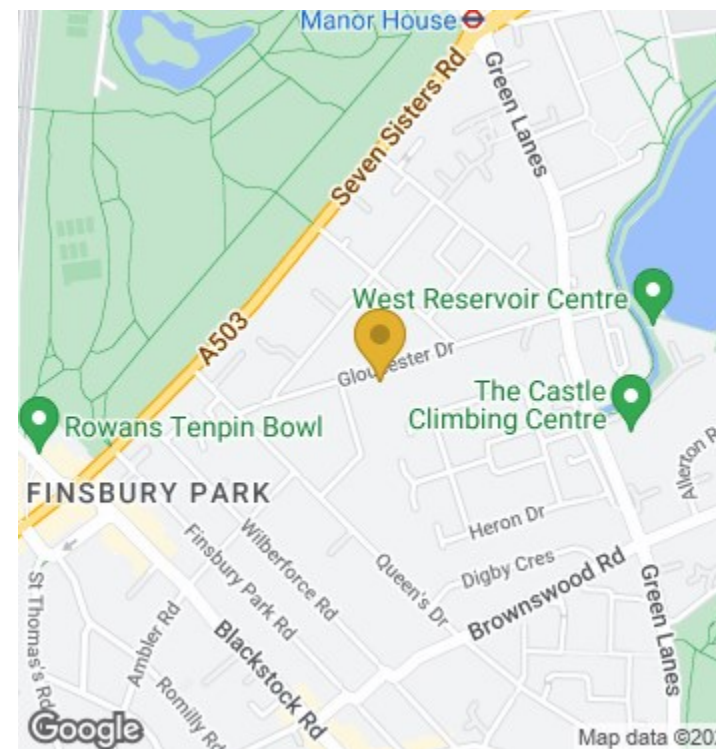
## KEY FEATURES

- 2 BEDROOM FLAT
- SOUTH EAST FACING ROOF TERRACE
- SHARE OF FREEHOLD
- OFFERED CHAIN FREE
- TOP FLOOR
- 0.5 MILES TO FINSBURY PARK STATION

**YOURS FOR  
£650,000**

Enjoy natural light and versatile living in this second floor home complete with large, south-facing private roof terrace. Original ceiling roses are found throughout, alongside fresh contemporary decor across your two bedroom abode located just moments from the trappings of Stroud Green and Finsbury Park Station.

Located on Gloucester Drive, a striking row of Victorian homes, the flat is just 0.4 miles to Finsbury Park Station, 0.2 miles to the park itself and 0.4 miles to our favourite local Victorian boozier, The Brownwood, which has a fantastic beer garden, real ales and great grub. Check out our Neighbourhood Guides for 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	57	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		61
(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

