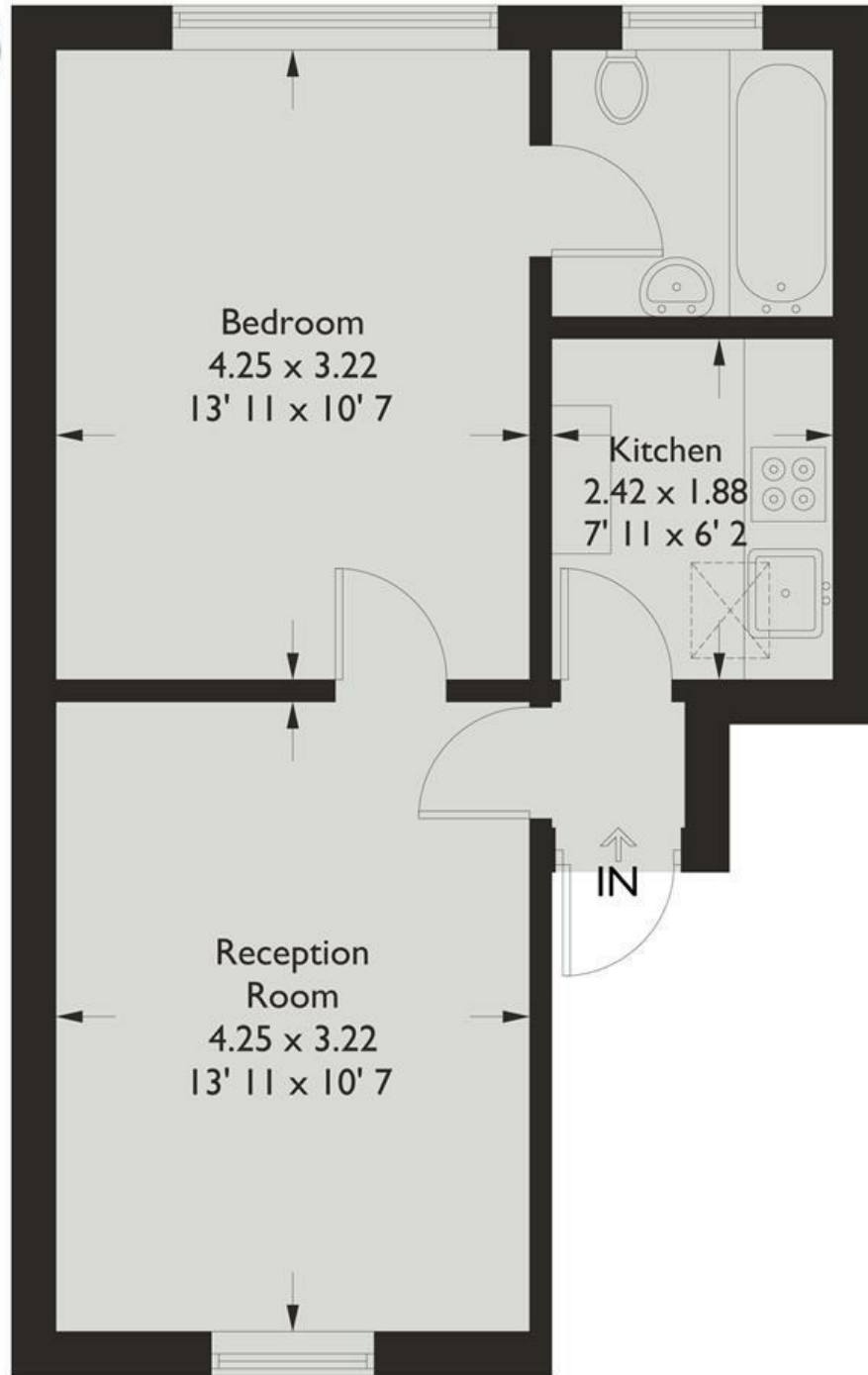




405 SqFt Interior



Third Floor

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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PERTH ROAD

1 BEDROOM | 1 BATHROOM | FLAT





**MATERIAL INFORMATION:**

£375,000

SHARE OF FREEHOLD

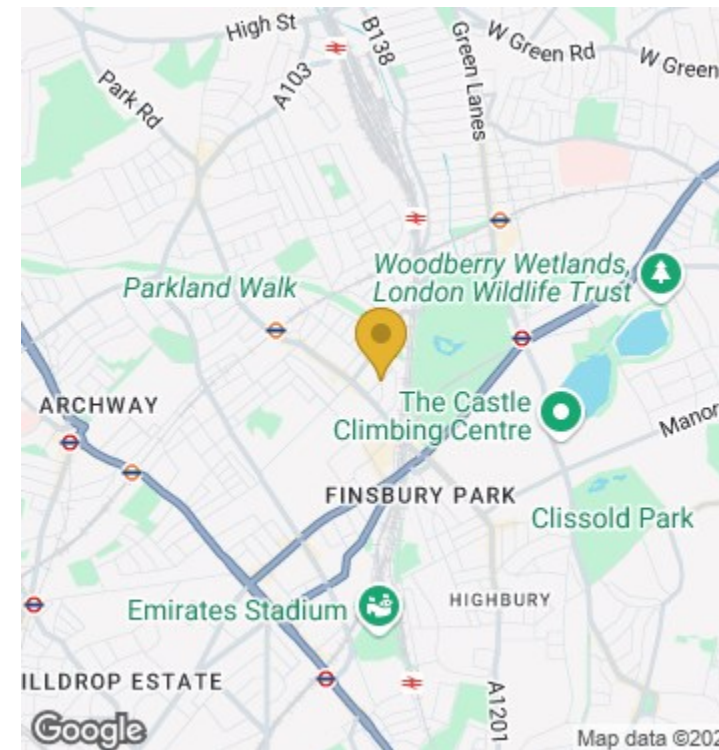
COUNCIL TAX BAND B

EPC - E

**KEY FEATURES**

- ONE BEDROOM
- TOP FLOOR
- SHARE OF FREEHOLD
- OFFERED CHAIN FREE
- ACCESS TO SHARED GARDEN
- 0.3 MILES TO FINSBURY PARK UNDERGROUND STATION

**YOURS FOR  
£350,000**



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	78
(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	
(82 plus) A	
(61-81) B	
(40-60) C	
(21-39) D	
(1-20) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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

