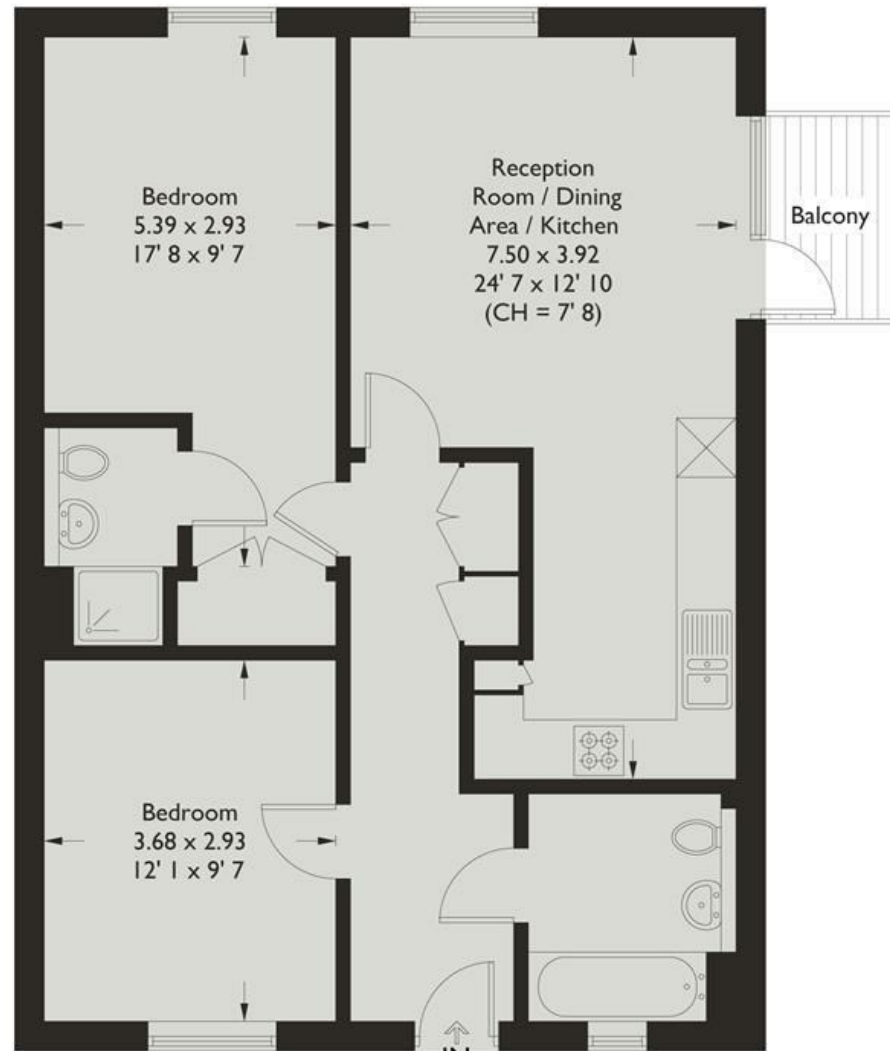




756 SqFt Interior
29 SqFt Exterior Balcony



Fourth 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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POOLES PARK

2 BEDROOM | 2 BATHROOM | FLAT



MATERIAL INFORMATION:

> LEASEHOLD - 113 YEARS

> GROUND RENT £300.00

> £2019.02 SERVICE CHARGE

> EPC B

> COUNCIL TAX BAND D

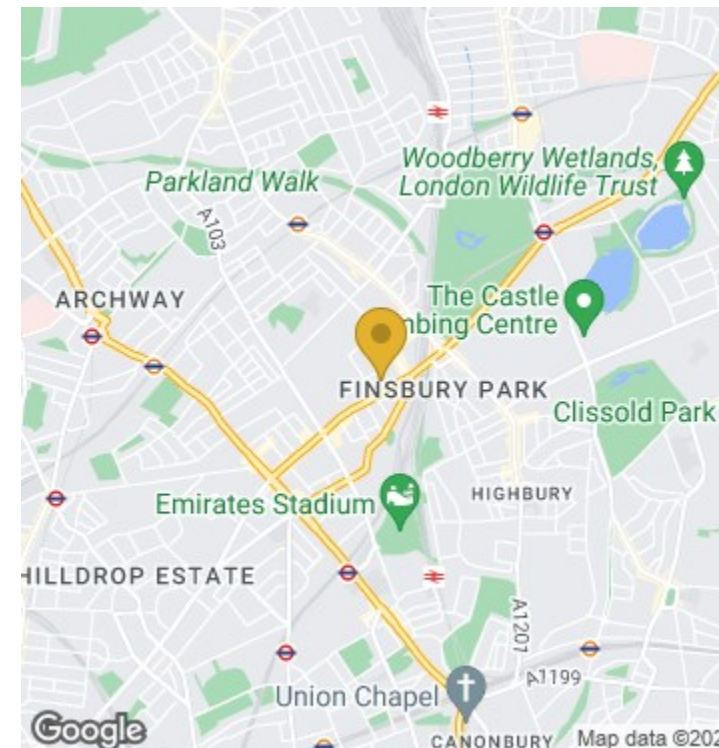
KEY FEATURES

- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- OFFERED CHAIN FREE
- TOP FLOOR BALCONY
- EPC RATING B
- 0.2 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£500,000**

This attractive two double bedroom contemporary apartment offers plenty of natural light and elegant muted colours and plentiful inbuilt storage options throughout. What's more you have access to your private balcony with city views and access to a communal garden, all within the heart of popular Stroud Green.

Enjoy a nightcap from your balcony, or make your way into the inner city with ease since you are a short 0.2 miles stroll from the excellently located Finsbury Park Station. You're surrounded by local green space as well as the enviable array of eateries, watering holes and independent retail along Stroud Green Road, while Picturehouse cinema and Park Theatre await on your doorstep.



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		81	81
		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: 2
- RECEPTIONS: 1

