



1115 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.



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SCARBOROUGH ROAD

2 BEDROOM | 2 BATHROOM | FLAT



## OUR FAVOURITE FEATURES:

- > SHARE OF FREEHOLD
- > LEASE BEING EXTENDED TO 999 YEARS
- > £0 GROUND RENT £0 SERVICE CHARGE
- > EPC D
- > COUNCIL TAX D

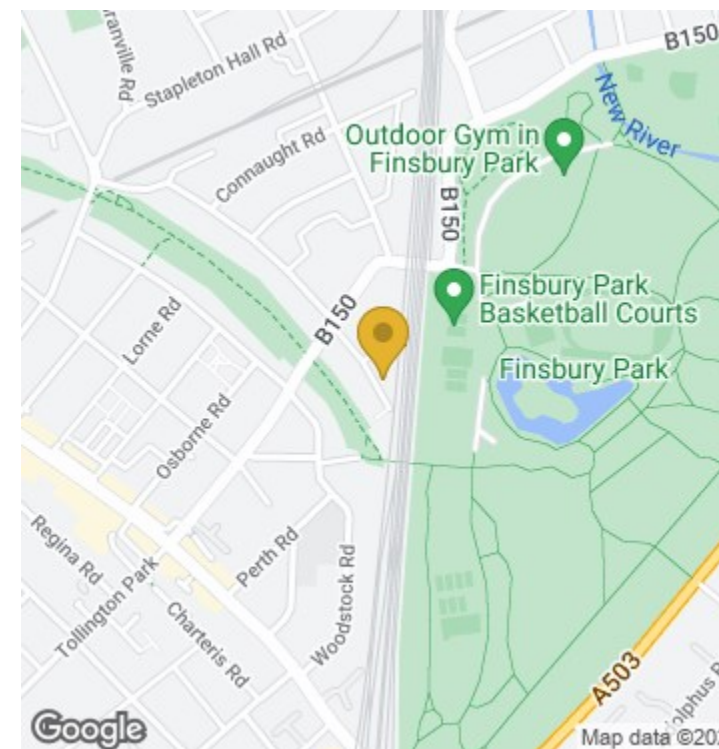
## KEY FEATURES

- 2 DOUBLE BEDROOMS
- LOUNGE WITH FRENCH DOORS ONTO PRIVATE GARDEN
- BEAUTIFUL SEPARATE KITCHEN DINER
- 2 BATHROOMS
- SHARE OF FREEHOLD
- 0.5 MILES TO FINSBURY PARK STATION

O.I.E.O  
£750,000

Discover original features, plentiful natural light and private garden within this Victorian ground floor conversion, residing in a desirable North London postcode. Your two bedroom home boasts a wealth of windows and neutral decor throughout, just moments from the trappings of surrounding Stroud Green and local green space.

Just 0.3 miles away from your front door awaits Stroud Green Road, bustling with enviable places to eat, drink and be merry. We'd recommend Petek for some fantastic Turkish fare just 0.3 miles away, and Lulu's Caribbean Cuisine for authentic jerk chicken, curried goat and the like. Your nearest stop for the Victoria, Piccadilly and National Rail lines aren't far either, at a short 0.6 mile stroll down the road to Finsbury Park Station.



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		68	78
		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: 2
- RECEPTIONS: 1

