



1067 SqFt Interior
169 SqFt Shed



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
85 Stroud Green Road, Finsbury Park, London, N4 3EG
0207 272 0986 | info@daviesdavies.co.uk
www.daviesdavies.co.uk

FERME PARK ROAD
3 BEDROOM | 2 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD 133 YEARS
- > £250 PA GROUND RENT
- > £0 SERVICE CHARGE
- > COUNCIL TAX BAND D
- > EPC D

KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE GARDEN & GARDEN OFFICE
- NURSERY / HOME OFFICE
- ST. AIDAN'S PRIMARY SCHOOL CATCHMENT
- BASEMENT STORAGE
- 0.4 MILES TO HARRINGAY STATION

YOURS FOR £750,000

Your light-filled two bedroom apartment resides along the tree lined residential street of Ferme Park Road, nestled between the buzz of Crouch Hill and the beauty of Stroud Green with its surrounding parks and green space. Enjoy plentiful space and your own dedicated home office room, complete with private garden, basement and large garden office..

This flat is almost equidistant between Crouch Hill and Harringay Overground stations, is in the catchment of St Aidens School and located less than 1 mile from Finsbury Park Overground and Underground station. The nearby so-called 'foodie strip' of Stroud Green features a range of independent shops, deli's and TimeOut recommended restaurants, while green areas abound - from Parkland Walk to Woodberry Down to the well known Finsbury Park itself.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
(39-54) E	(69-80) C
(21-38) F	(81-91) B
(1-20) G	(92 plus) A

Current: 62 Potential: 79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
(39-54) E	(69-80) C
(21-38) F	(81-91) B
(1-20) G	(92 plus) A

Current: 62 Potential: 79

England & Wales EU Directive 2002/91/EC

BEDROOMS: 3

BATHROOMS: 2

RECEPTIONS: 1

