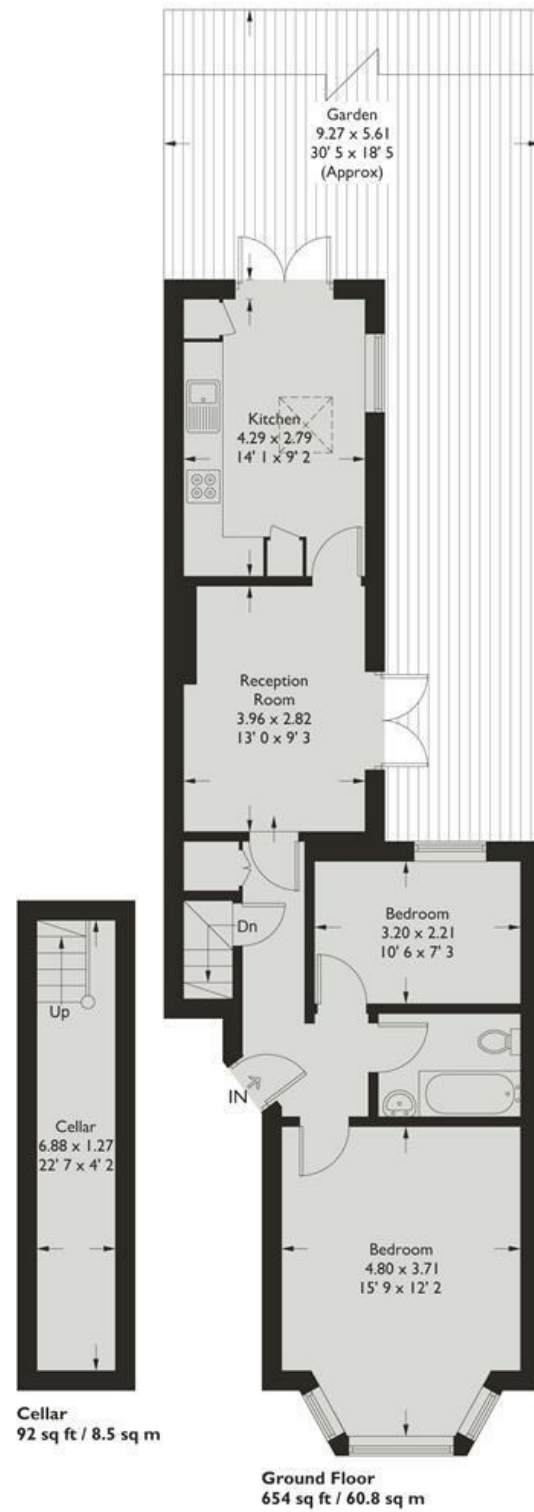




746 SqFt Interior



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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FLORENCE ROAD

2 BEDROOM | 1 BATHROOM | FLAT

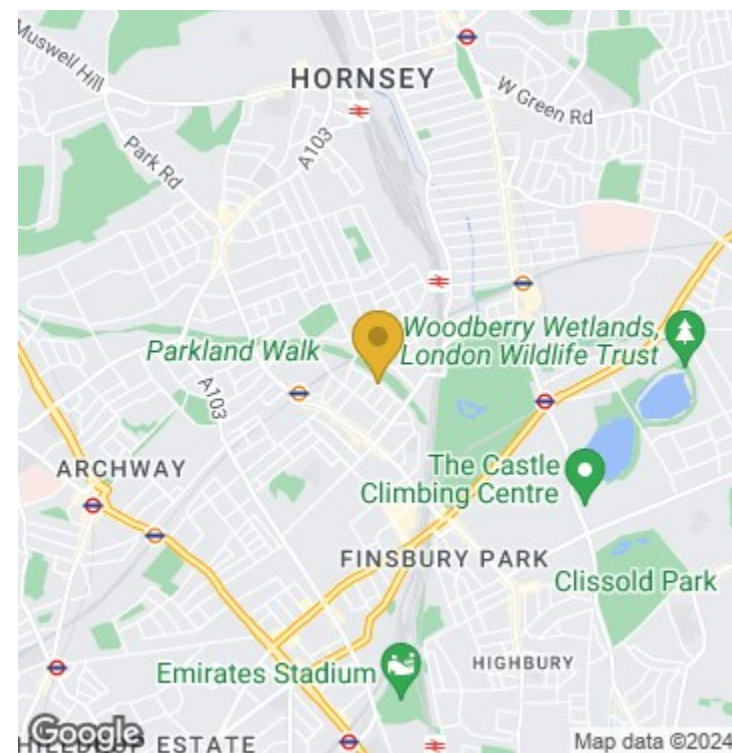


MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 999 YEAR LEASE FROM 06/85
- > EPC C
- > COUNCIL TAX BAND C

- KEY FEATURES**
- 2 DOUBLE BEDROOMS
 - SUNNY SOUTH FACING GARDEN
 - POTENTIAL TO EXTEND (STPP)
 - BASEMENT STORAGE
 - BEAUTIFUL LEAFY LOCATION
 - 0.6 MILES TO FINSBURY PARK STATION

**YOURS FOR
£700,000**



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	76
		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: 1
- RECEPTIONS: 1

