



1243 SqFt Interior
69 SqFt Exterior Balcony



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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CHARTERIS ROAD

4 BEDROOM | 2 BATHROOM | MAISONETTE



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 999 YEAR LEASE FROM 1989
- > £0 GROUND RENT £0 SERVICE CHARGE
- > COUNCIL TAX BAND D

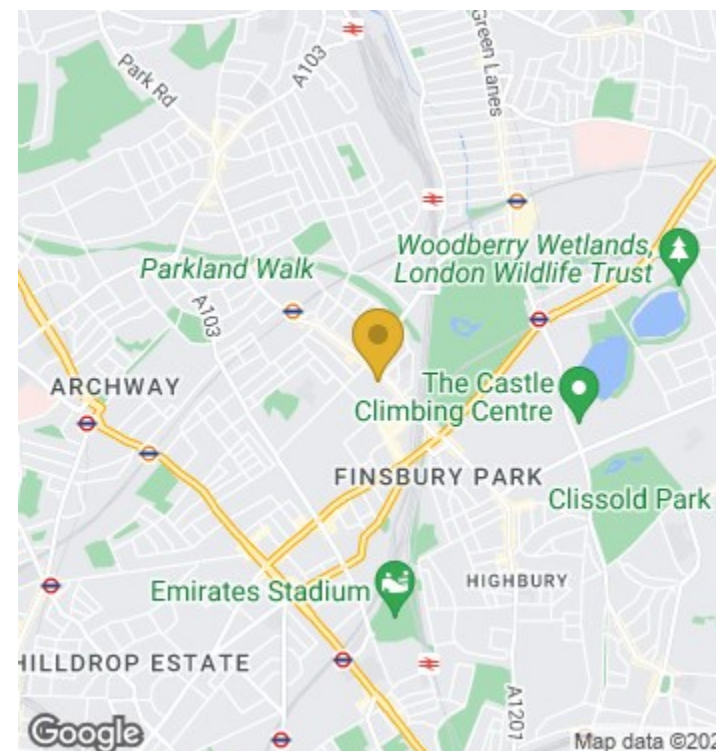
KEY FEATURES

- 4 DOUBLE BED FLAT
- PRIVATE BALCONY AND SECTION OF GARDEN
- SHARE OF FREEHOLD
- ACROSS TOP THREE FLOORS
- OVER 1000 SQUARE FEET (STS)
- 0.2 MILES TO FINSBURY PARK STATION

**YOURS FOR
£925,000**

Tucked down the quiet turning of Charteris Road, this charming and spacious four bedroom home boasts plenty of natural light and attractive features throughout. Complete with a private section of rear garden, your new home is conveniently located a mere 0.3 mile stroll to Finsbury Park Station itself.

Residing just 0.3 miles from Finsbury Park Station, this attractive garden home benefits from a wealth of fabulous local gems. For a lazy Sunday getting to know the area, we'd recommend an amble round Finsbury Park spotting birds, a Vietnamese feast at Que Me for a scrumptious evening meal, and a craft beer at Brave Sir Robin to finish off – all within 0.6 miles of your new home.



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		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: 4
- BATHROOMS: 2
- RECEPTIONS: 1

