



724 SqFt Interior
40 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.



DAVIES & DAVIES ESTATE AGENTS

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QUEENS DRIVE

2 BEDROOM | 2 BATHROOM | FLAT



MATERIAL INFORMATION:

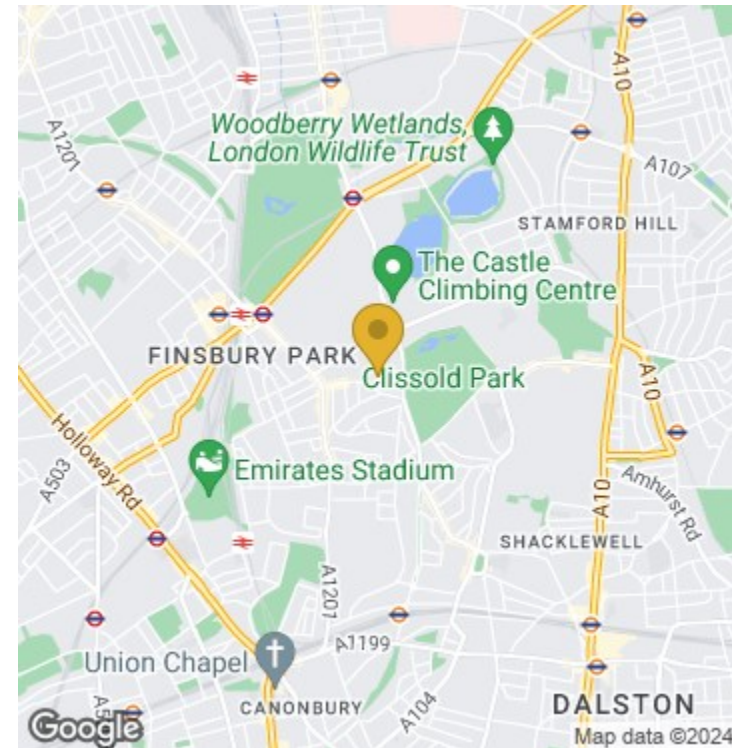
- > LEASEHOLD 125 YEARS FROM 2003
- > £392 PA GROUND RENT
- > £1200.00 PA SERVICE CHARGE
- > EPC B
- > COUNCIL TAX BAND D

- KEY FEATURES**
- 2 DOUBLE BEDROOMS
 - BATHROOM AND ENSUITE
 - ALLOCATED GARAGE PARKING
 - OFFERED CHAIN FREE
 - PRIVATE BALCONY
 - 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR £500,000

Located on the borders of desirable Hackney this gated two bedroom apartment resides across the fourth floor and hosts rooftop views from your own private balcony. With designated underground parking, storage, family bathroom and en-suite, you have everything you need in the heart of popular Finsbury Park.

Your two bedroom home is located on a sought after street just 0.2 miles from Clissold Park while the local area includes excellent restaurants, bars, independent shops, sports and arts facilities and is in close proximity to Manor House and Finsbury Park tube station, which is serviced by the Victoria, Piccadilly and National Rail lines. This property is an excellent choice for commuters and young professionals, who will benefit from the areas amenities and transport links.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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: 2
- BATHROOMS: 2
- RECEPTIONS: 1

