



Eburne Road, N7

APPROX. GROSS INTERNAL FLOOR AREA 1374 SQ FT / 127.6 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basic of valuation.

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DAVIES & DAVIES ESTATE AGENTS

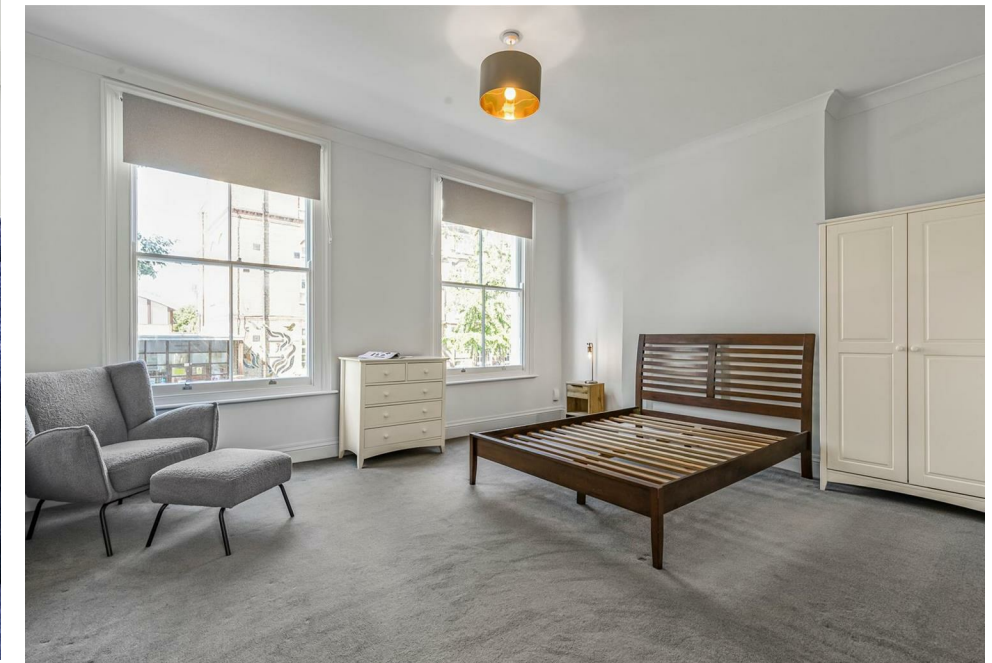
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EBURNE ROAD

4 BEDROOM | 3 BATHROOM | HOUSE - TERRACED



MATERIAL INFORMATION:

COUNCIL TAX BAND:

F
ISLINGTON- FINSBURY PARK
WARD

DEPOSIT AMOUNT:

£5,192*

CONTRACT TERM

12 MONTHS

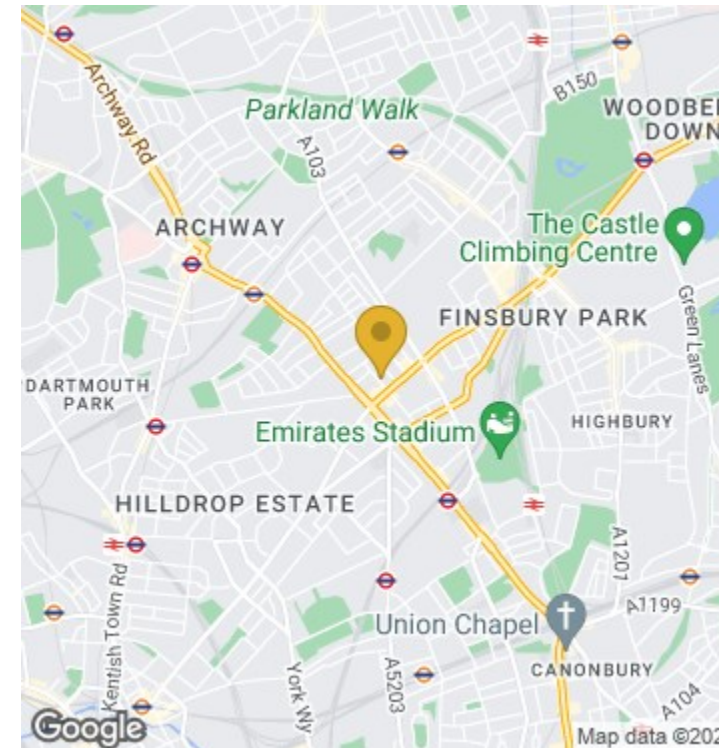
*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

- 4 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- THREE BATHROOMS
- AVAILABLE IMMEDIATELY
- EPC RATING D
- 0.5 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£4,500 PCM**

Navy blue sofa grace the living room, facing an arched sash window and plentiful floating shelves – think cacti, cookbooks, nesting dolls, terrariums, taxidermy... you name it. Biege tiles line the kitchen floor, boasting a full sized fridge-freezer, washing machine (and dryer!), and an adorable wooden dinette. There's also a downstairs bathroom, featuring a spectacular floating sink, soft close toilet seat, and sliding glass door to the walk-in shower. Mysterious looking berries are nestled amongst the growing ivy in the garden, invading the artfully laid stone pathway that runs towards the grassy lawn, intricate bench and raised patio area. Inside, you'll find that each bedroom is furnished with walnut double beds, minimalistic white dressers and matching white wardrobes. If you haven't enough people to fill the four bedrooms, consider other uses – a spacious office, deluxe home cinema or permanent blanket fort perhaps? On the first floor, you'll find the master bathroom (emphasis on the master, this one is grand) showing off a contemporary freestanding bathtub placed on a shallow podium, sure to make anyone feel like royalty. Sir Prince Duke of Bathtub, we salute you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 4
- BATHROOMS: 3
- RECEPTIONS: 1

