



Osborne Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 416 SQ FT / 38.7 SQ M



TOP FLOOR

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, omission or misstatement. These plans are for representation purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted in this plan. Any figure given is for initial guidance only and should not be relied as a basis of valuation.

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It is never an obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.

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DAVIES & DAVIES ESTATE AGENTS

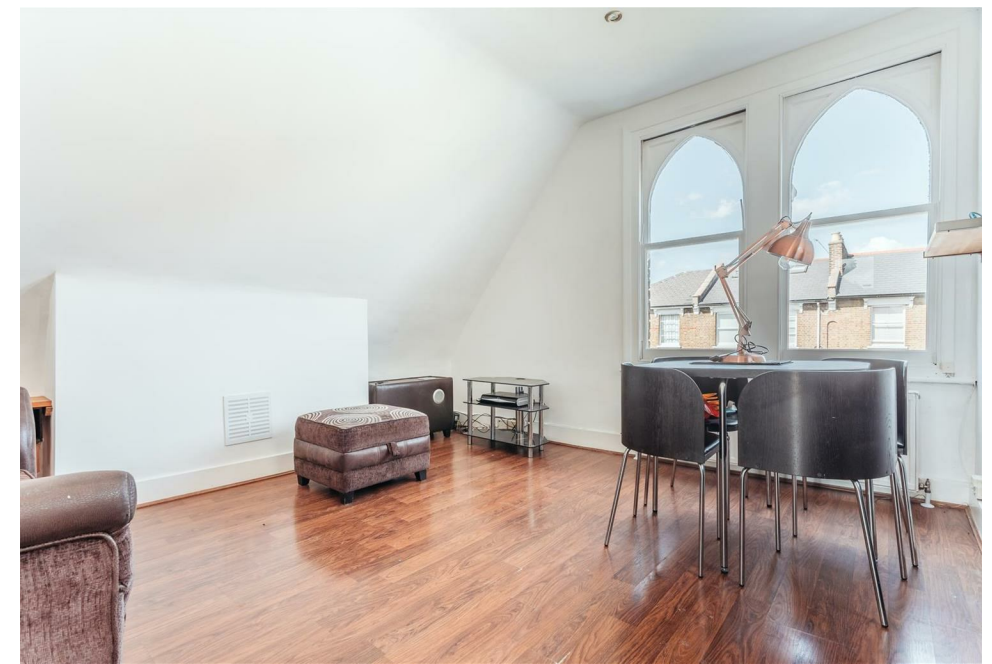
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OSBORNE ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
HARINGEY

DEPOSIT AMOUNT:

£1,730*

CONTRACT TERM

12 MONTHS

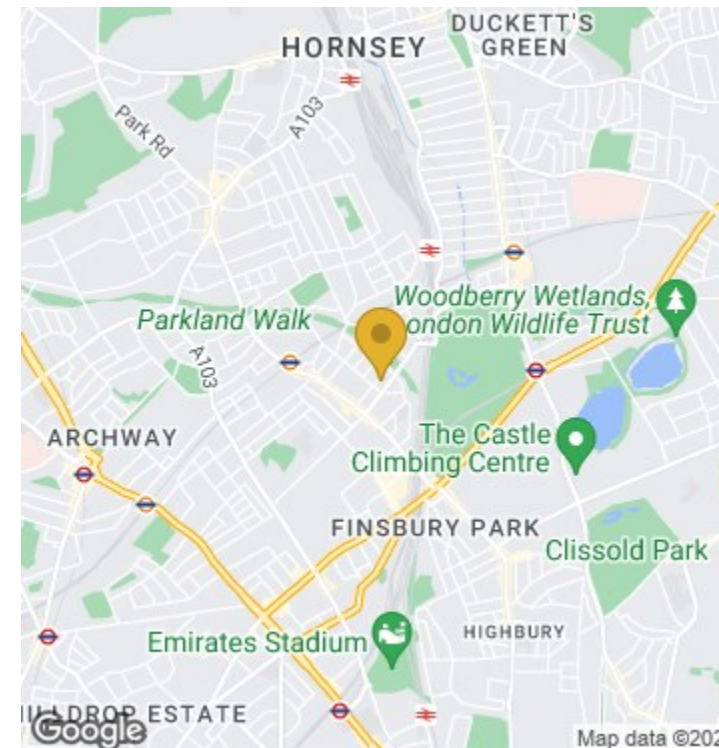
*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

- 1 BEDROOM APARTMENT
- UNFURNISHED
- DOUBLE GLAZING THROUGHOUT
- EPC RATING D
- AVAILABLE IMMEDIATELY
- 0.5 MILES FROM FINSBURY PARK STATION

YOURS FOR
£1,500 PCM

Entering on the first floor of a charming Victorian property, a natural sisal carpeted stairway transports you past a double glazed window and to the top floor, following a white wooden banister that is absolutely perfect for hanging an ivy or pothos from. An exceedingly useful deep inbuilt wardrobe greets you on your right and the double bedroom greets you on your left, round the corner. This peaceful sleeping den has been furnished with a double bed, chest of drawers, and a bedside table. Micro mosaic tiling forms the splash back in the kitchen, which is complemented by chocolate brown cabinetry and light wooden worktops. You'll also spot a double bowl washbasin, an inbuilt pantry cupboard, and a double glazed skylight casting an abundance of light across this charming cooking space. Matching the kitchen cabinetry and dark wooden floorboards of this open plan living space is a delightfully comfy chocolate coloured loveseat - ideal for cosying up on with the latest episode of GBBO, some homemade shortbread, and a cup of tea in tow. Adjacent is where you'll find the bathroom, boasting a P-shaped bath, heated towel rail, mirrored wall cabinet, and an unusual circular floating washbasin.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	66
(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		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

