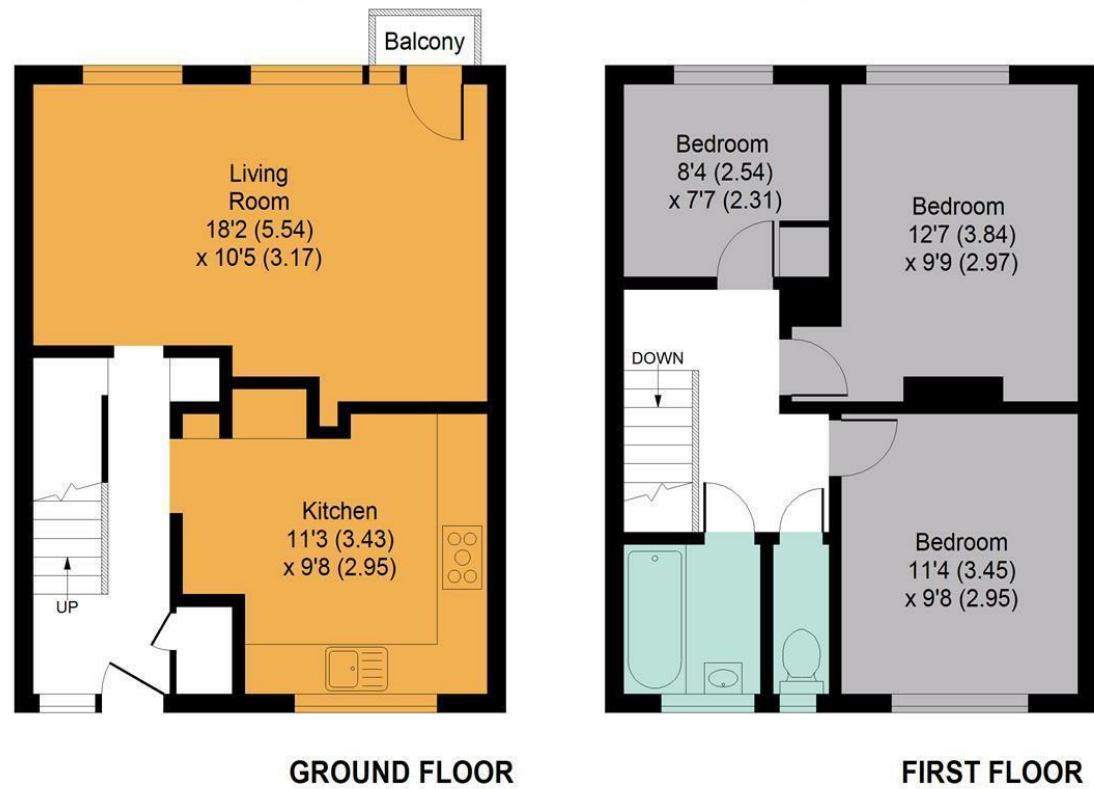




Roseberry Gardens, N4

APPROX. GROSS INTERNAL FLOOR AREA 894 SQ FT / 83.1 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 basis of valuation.

www.londonpropertyassessments.co.uk



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ROSEBERRY GARDEN

2 BEDROOM | 1 BATHROOM | MAISONETTE



MATERIAL INFORMATION:

- > COUNCIL TAX BAND C
- > EPC D
- > UNFURNISHED
- > DEPOSIT £2307.00

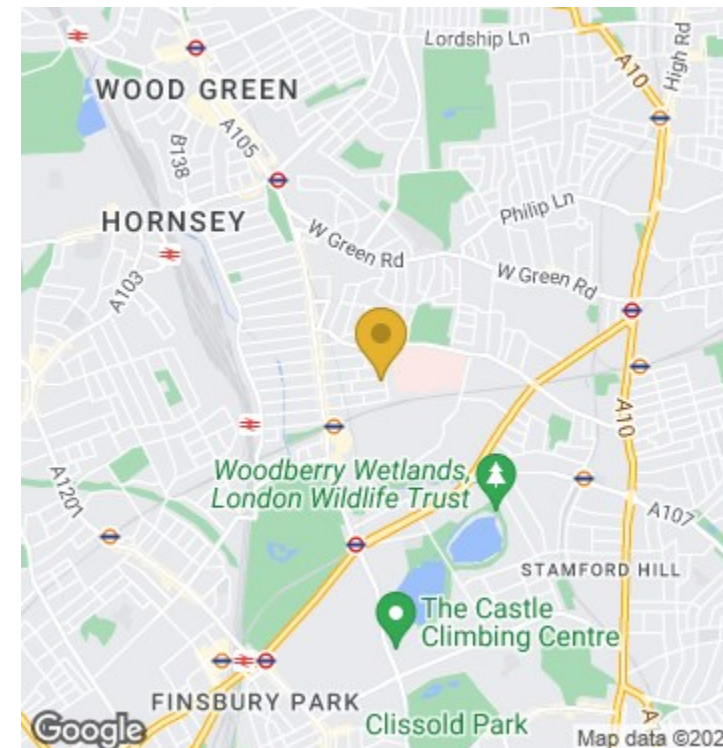
KEY FEATURES

- 2 BEDROOM FLAT
- ADDITIONAL RECEPTION / OFFICE
- UNFURNISHED
- AVAILABLE 30TH AUGUST
- JULIET BALCONY
- 0.8 MILES TO MANOR HOUSE STATION

YOURS FOR £2,000 PCM

Two double bedroom home, complete with a lovely private balcony. Double glazing, storage and additional office room.

Location-wise, this lovely apartment is just 0.8 miles from Manor House Station on the Piccadilly line and foodie mecca Green Lanes. We'd recommend a Turkish feast at Gokyuzu for lunch, iced lattes at Music & Beans for a mid-afternoon treat, a top-notch pizza at Bianca for dinner, and a glass of red at Grade II listed The Salisbury Hotel to finish off the night – all of which are within an easy 0.6 miles.



Energy Efficiency Rating	
Current	Potential
56	73

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
51	73

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

-  BEDROOMS: 2
-  BATHROOMS: 1
-  RECEPTIONS: 2

