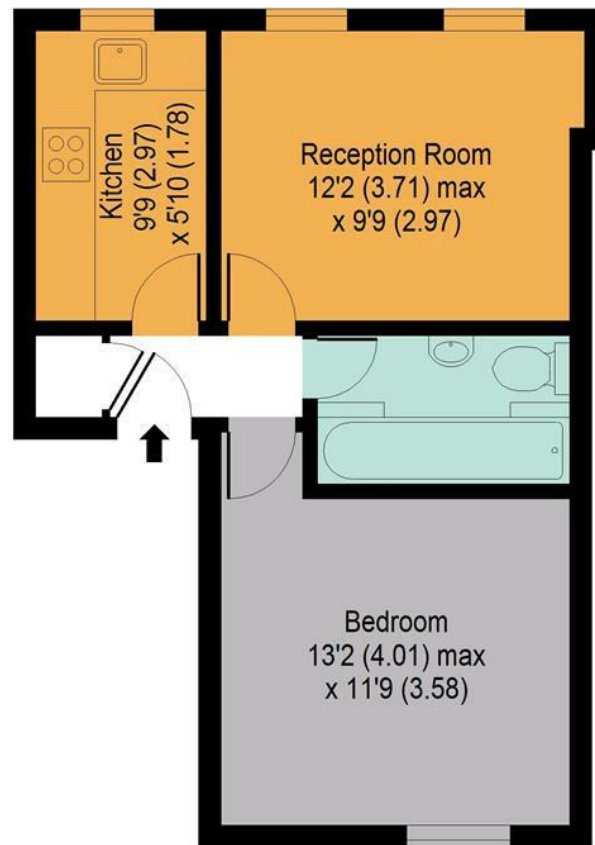




Oakfield Road

APPROX. GROSS INTERNAL FLOOR AREA 397 SQ FT / 36.9 SQ M



GROUND 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 representative 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 on this plan. Any figure given is for initial guidance only and should not be relied on as basis of valuation.

www.lpaplus.com



DAVIES & DAVIES ESTATE AGENTS

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0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

OAKFIELD ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

B
HARINGEY

DEPOSIT AMOUNT:

£1,730*

CONTRACT TERM

12 MONTHS

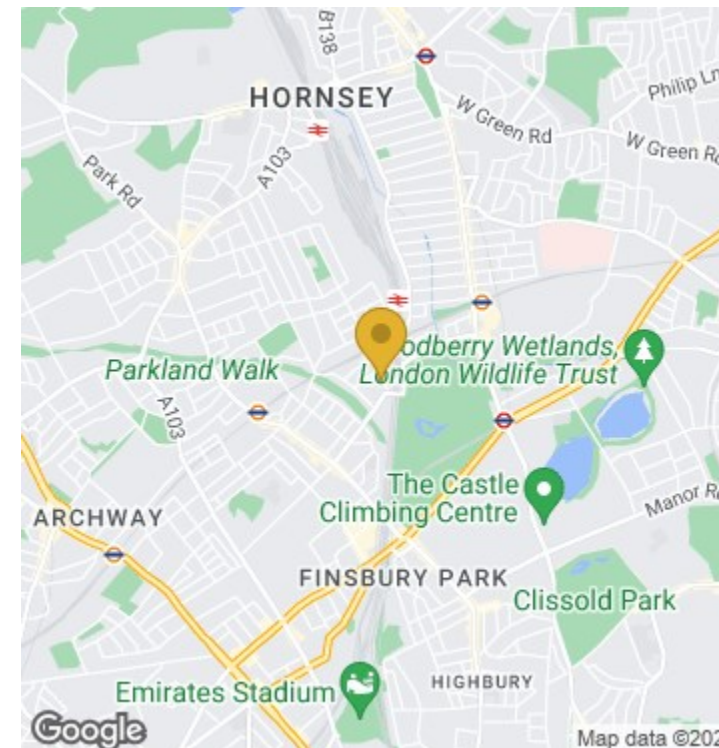
*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

- 1 BEDROOM APARTMENT
- TOP FLOOR FLAT
- FURNISHED
- AVAILABLE FROM 19TH JULY
- EPC RATING D
- 0.6 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£1,500 PCM**

As for location, you can take advantage of a fantastic range of amenities on Stroud Green Road and Green Lanes (0.5 miles away). We recommend grabbing your morning pick-me-up from one of the many coffee shops on your way to work via Finsbury Park Station – serving the Piccadilly, Victorian and National Rail lines. Perhaps you could also grab a chocolate croissant from Boulangerie Bon Matin to go with that coffee, all within 0.6 miles from your new apartment. If you prefer to commute via Overground rail, you could catch a train from Harringay Station (0.4 miles away) or Harringay Green Lanes Station (0.6 miles away) and nab some award winning Turkish fare from Gokyuzu (0.8 miles away) or a cheeky snack from Kofali Hot Nuts (0.5 miles away) on your way 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		70	76
		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		65	73
		EU Directive 2002/91/EC	

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

