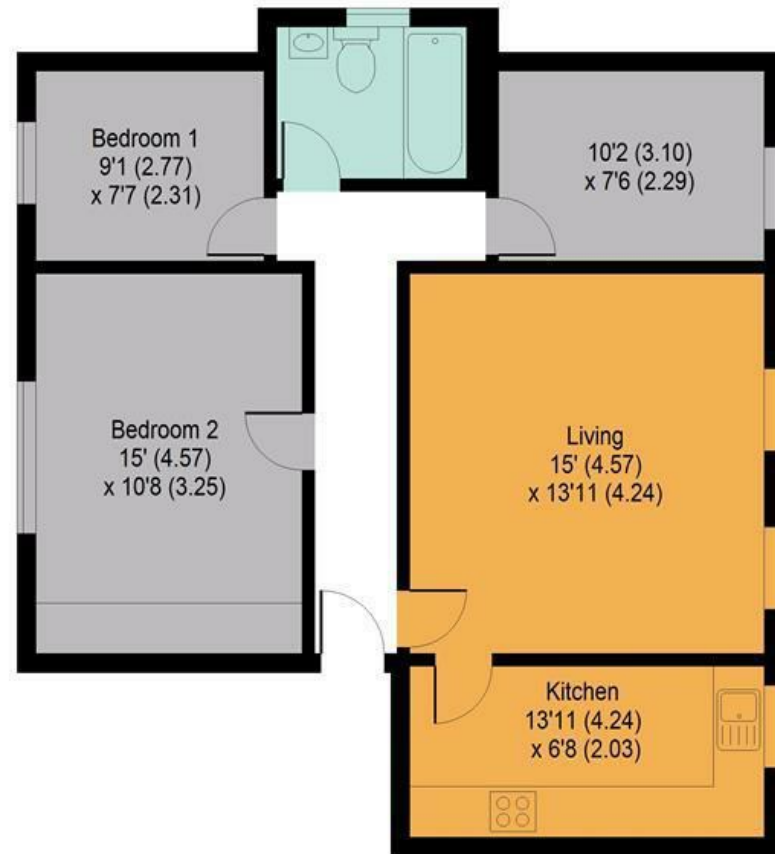




Turtle Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 776 SQ FT / 72.09 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, 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.



DAVIES & DAVIES ESTATE AGENTS

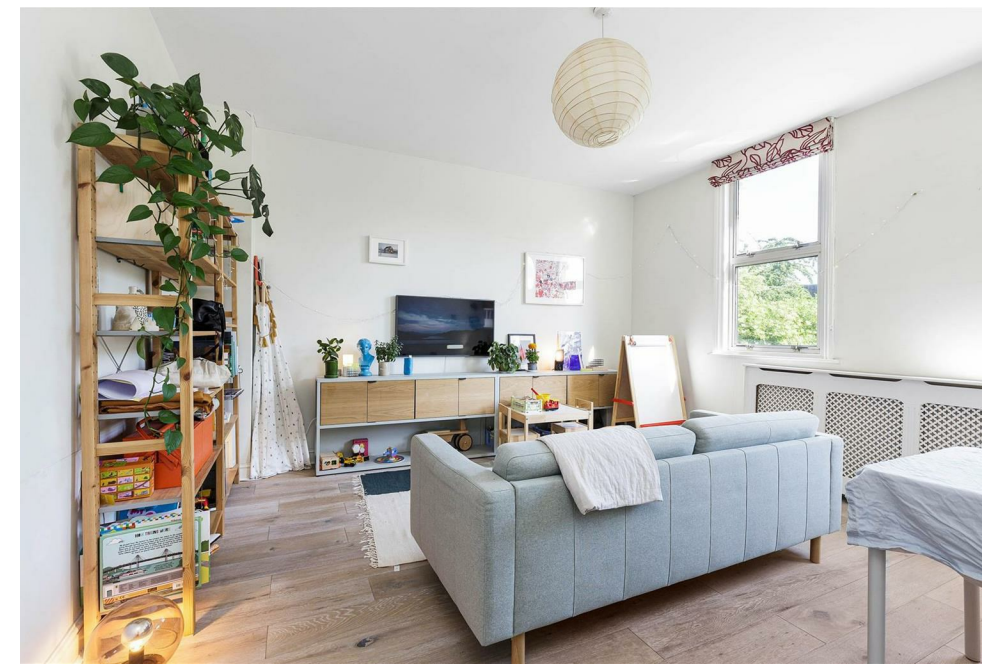
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

TURLE ROAD

3 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 989 YEAR LEASE
- > £900.00 PA MAINTENANCE
- > EPC C
- > COUNCIL TAX BAND D

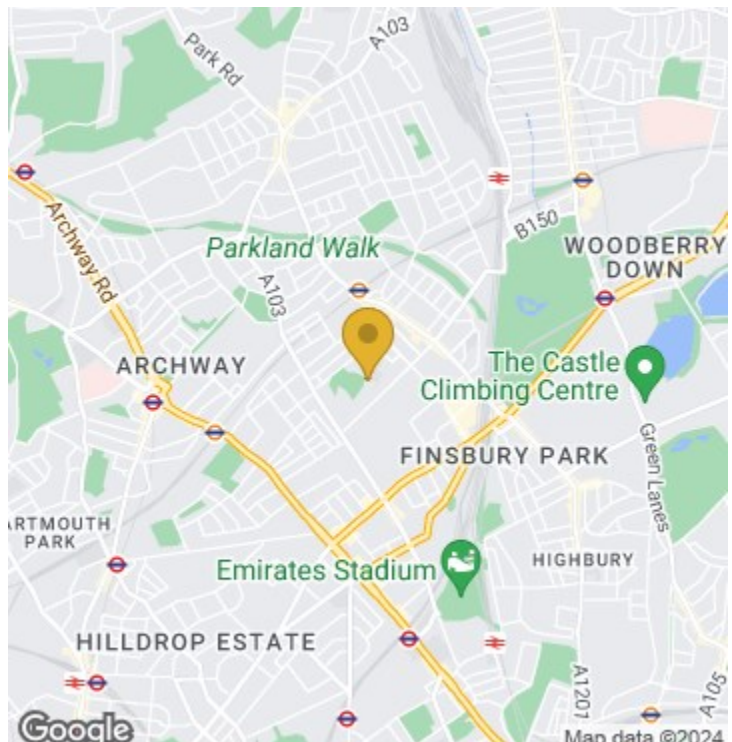
KEY FEATURES

- 3 BEDROOM FLAT
- FIRST FLOOR
- SHARE OF FREEHOLD
- OFFERED CHAIN FREE
- PRIVATE PARKING
- 0.6 MILES FROM FINSBURY PARK STATION

YOURS FOR £625,000

Discover your attractive new abode along leafy Turtle Road, moments from the trappings of surrounding Stroud Green and acres of local green space. Two bedrooms and a convenient home office await within this quintessential London Victorian townhouse.

Turtle road sits within easy reach of Finsbury Park Station (accessible by the Victoria, Piccadilly and Overground lines) and Stroud Green Road, which features a range of independent shops, deli's and TimeOut recommended restaurants. The area is increasingly popular with young families due to its abundance of green spaces, great primary schools, excellent transport links and award winning amenities. Check out our Stroud Green neighbourhood page for more info.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(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: 3
- BATHROOMS: 1
- RECEPTIONS: 1

