



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

REGINA ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
ISLINGTON- TOLLINGTON
WARD

DEPOSIT AMOUNT:

£2,019*

CONTRACT TERM

12 MONTHS

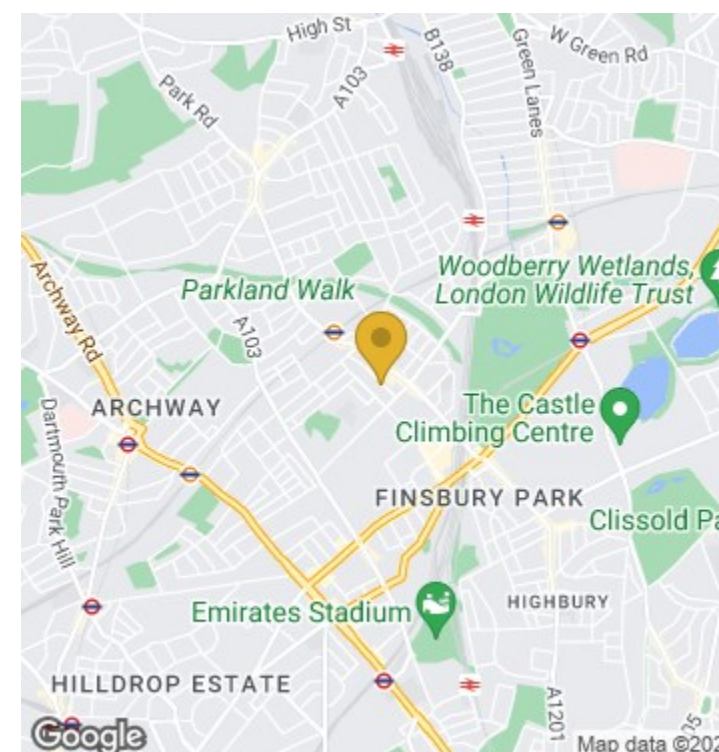
*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

- 1 BEDROOM APARTMENT
- PRIVATE ROOF TERRACE
- FURNISHED
- AVAILABLE FROM 23RD SEPTEMBER
- EPC RATING C
- 0.4 MILES FROM FINSBURY PARK STATION

YOURS FOR
£1,750 PCM

Stepping towards the Victorian conversion, you'll notice a common lime tree towering above you providing an added touch of privacy to your first floor apartment. Upstairs, you'll be greeted by a perfect example of open plan living that space-strapped Londoners adore, with shades of dandelion, champagne and buttermilk (sounds like the ingredients for a ruddy interesting cocktail to us) decorating the reception area. Round the corner, you'll find trendy white subway tiling lining the wall of the kitchen alongside slate-effect floor tiling, an inbuilt rack of hooks, a sturdy floating shelf. In the astroturf-ed roof terrace, you'll spy growing ivy happily invading your little patch of green, a miniature patio for your miniature BBQ, and a delightful view of the mature trees that surround you. Two large windows bring heaps of light to the bedroom, with wooden blinds making sure you get that much needed lie-in after a long day at work (or play...) and a cozy sand coloured carpet keeping you nice 'n' toasty too. A triple wooden wardrobe can also be found in the bedroom, fitted from floor to ceiling, providing plenty of space for all your huge suitcases, childhood craft projects, or friendly house-elf. In the bathroom, you'll be happy to find a proper bathtub, heated towel rail and heaps of inbuilt storage throughout.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C		69	
(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			83
(81-91) B		77	
(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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

