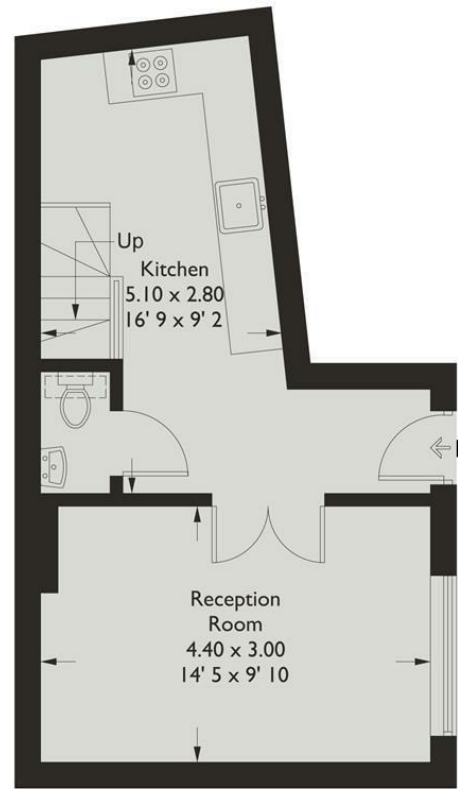




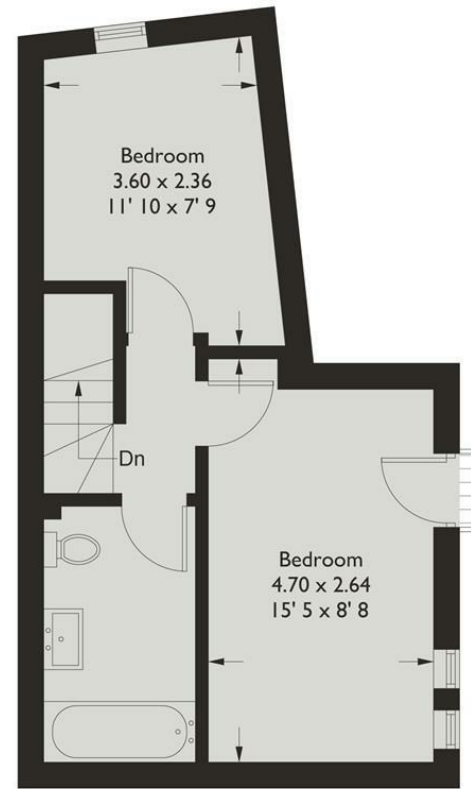
642 SqFt Interior
2 SqFt Exterior Balcony



= Reduced headroom below 1.5m / 5'0



Ground Floor
321 sq ft / 29.8 sq m
(Including Reduced Headroom)



First Floor
321 sq ft / 29.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

COACH YARD MEWS

2 BEDROOM | 1 BATHROOM | HOUSE - TERRACED



MATERIAL INFORMATION:

KEY FEATURES

- 2 DOUBLE BEDROOMS
- TERRACED HOUSE INC. PARKING SPACE
- PART FURNISHED
- AVAILABLE 18TH SEPTEMBER
- EPC RATING C
- 0.9 MILES FROM FINSBURY PARK STATION

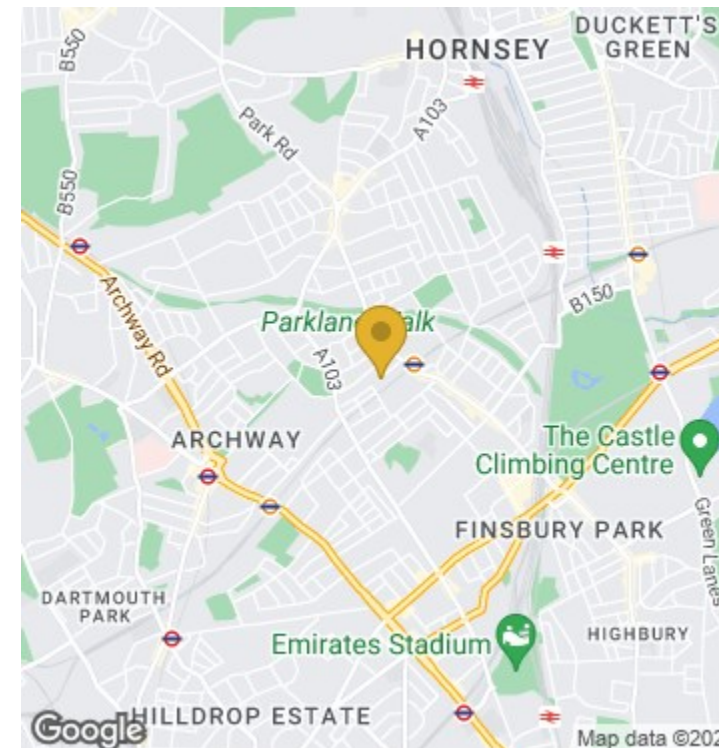
YOURS FOR
£2,100 PCM

Once inside your striking gloss black front door, you are welcomed via the hallway leading towards the heart of the home. Your L shaped kitchen is complete with contemporary appliances, a wealth of white cabinetry and granite effect worktops.

The nice sized reception room sits to your left, with a semi open-plan feel once the double doors are opened up offering even more light and space. Laminate wood flooring complements fresh white walls, with room for both lounge and dining furniture and handy storage shelves. Between the living areas, a convenient separate sink and WC room can also be found on the ground floor.

Your two bedroom home resides across two floors, with the bedrooms beckoning from beyond the curving white wood, carpeted staircase. Plentiful windows adorn the primary bedroom, casting natural light across cosy carpeting and muted walls. Sumptuous soft brown curtains open up to reveal access to a wrought iron Juliette balcony, ideal for raising a cup of coffee to treetop views. The second bedroom sits towards the rear of the property.

The bathroom hosts full sized wood surround bath tub and overhead shower, neutral tiling and heated towel rail. A mirrored cabinet and two circular wall lamps sit above the sink and WC areas, while extra storage can even be found within the bath tub itself beyond intriguing hinged doorways.



Energy Efficiency Rating	
Current	Potential
70	84

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

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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

