
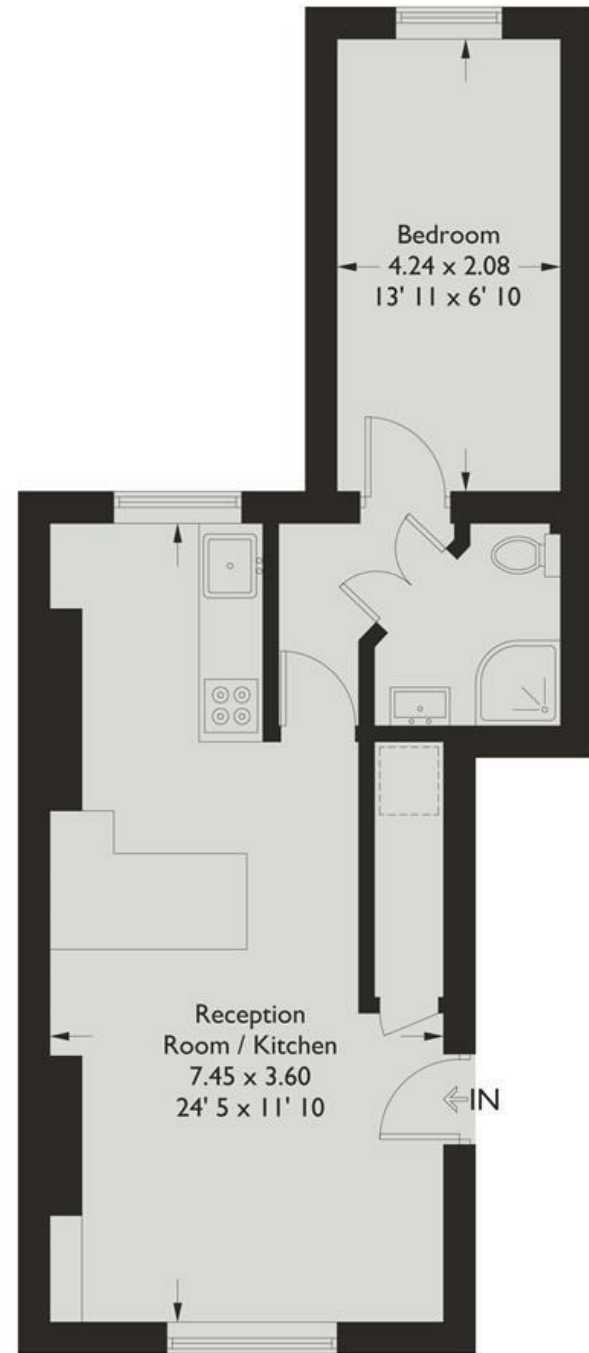




425 SqFt Interior



 = Reduced headroom below 1.5m / 5'0"



Raised Ground Floor

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

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HORNSEY ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

PRICE: £375,000

LEASEHOLD: 225 YEARS FROM 1973

GROUND RENT: PEPPERCORN

SERVICE CHARGE: 105 PA

COUNCIL TAX BAND C

EPC -

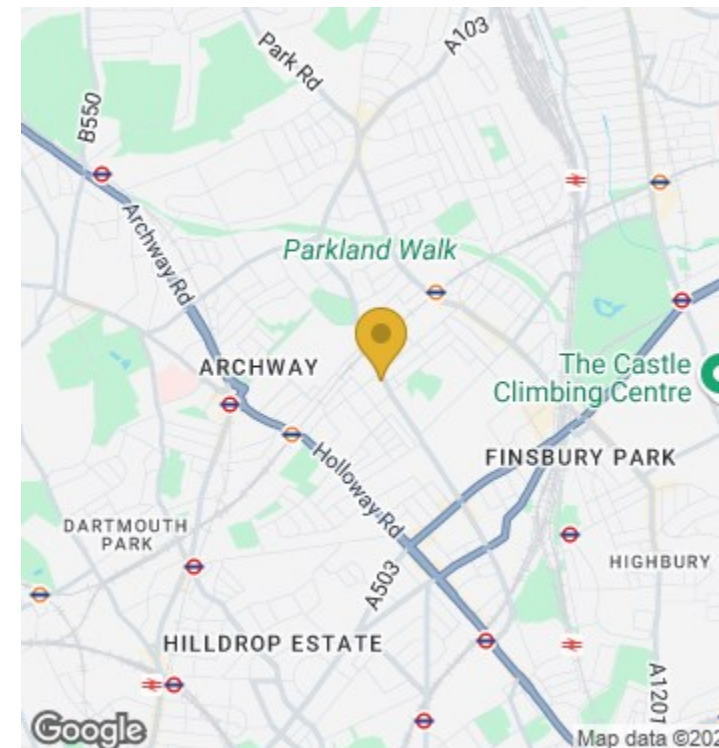
KEY FEATURES

- ONE DOUBLE BEDROOM
- LIGHT AND AIRY
- CONTEMPORARY DECOR
- MODERN KITCHEN
- EXCELLENT TRANSPORT LINKS
- 0.9 MILES FINSBURY PARK STATION

**YOURS FOR
£350,000**

Your chic, one bedroom home awaits - sitting pretty between the popular Finsbury Park and Crouch End neighbourhoods. Artfully arranged over the raised ground floor of a charming Victorian townhouse, your North London sanctuary beams with natural light and charm.

Located on Hornsey Road, you're perfectly positioned on the borders of two charming neighbourhoods; Stroud Green and Hornsey. Both areas include fabulous local green space, popular eateries and watering holes. You're also just 0.5 miles to Upper Holloway Station, 0.8 miles to Archway Station and 0.9 miles to the excellently linked Finsbury Park Station. Check out our Neighbourhood Guides for insider nods.



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		EU Directive 2002/91/EC	76

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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

