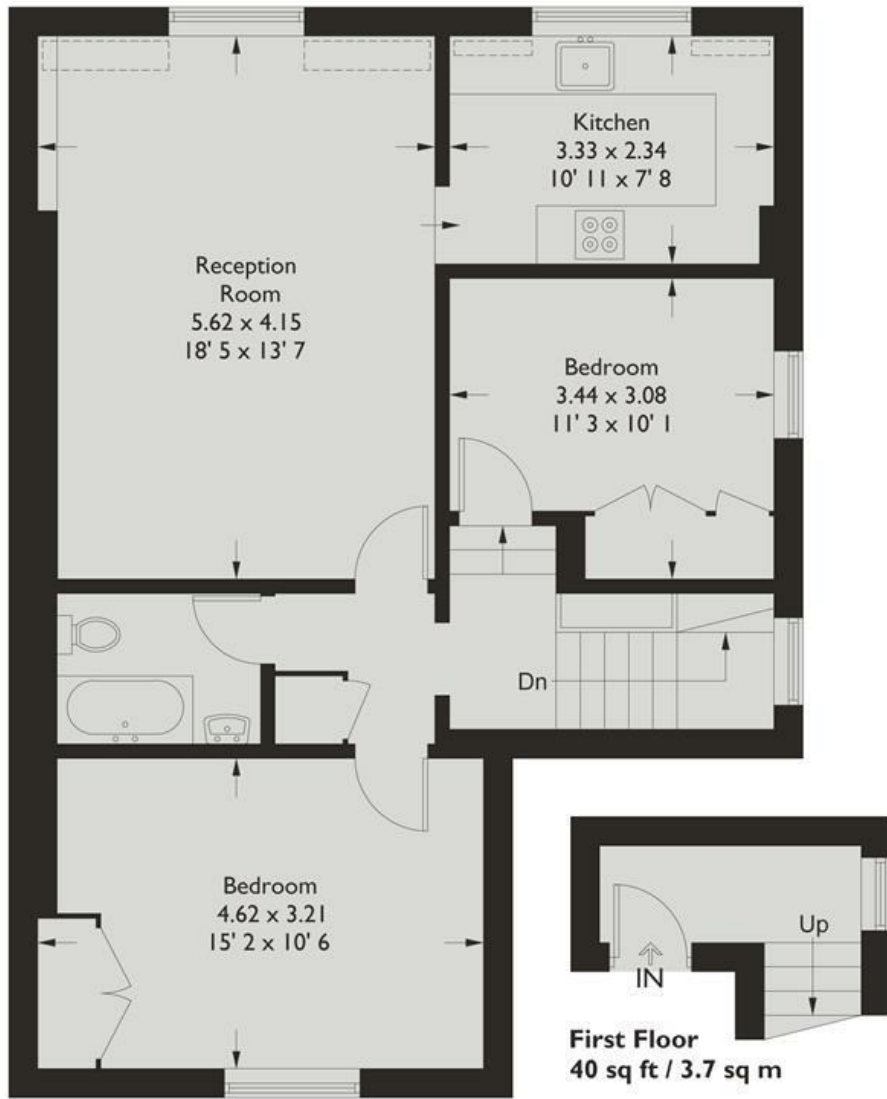




 = Reduced headroom below 1.5m / 5'0

783 SqFt Interior



Second Floor
743 sq ft / 69 sq m

First Floor
40 sq ft / 3.7 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

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GLOUCESTER DRIVE

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 150 YEAR LEASE
- > £0 GROUND RENT
- > £2340.00 SERVICE CHARGE LAST YEAR
- > EPC D
- > COUNCIL TAX D

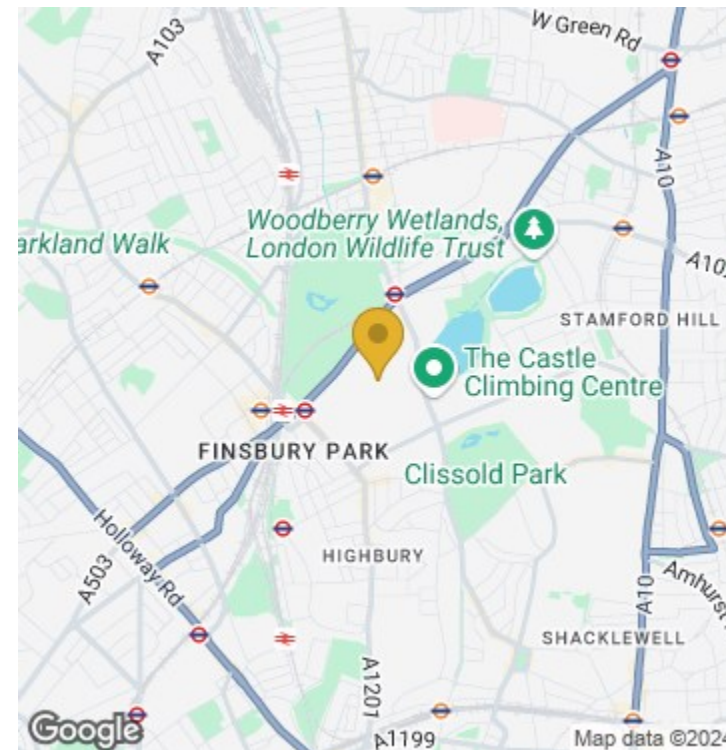
KEY FEATURES

- 2 DOUBLE BEDROOM FLAT
- SEPARATE KITCHEN
- TOP FLOOR
- WELL PRESENTED THROUGHOUT
- SHARE OF FREEHOLD
- 0.3 MILES TO FINSBURY PARK STATION

**YOURS FOR
£650,000**

Settled on the second floor of a charming period conversion in popular Finsbury Park, is this beautifully presented two-bedroom flat. Enjoy a bright, spacious, and thoughtfully designed home in your new vibrant North London neighbourhood.

Located a mere 0.3 miles from Finsbury Park and Manor House Stations, this home provides superb access to Central and East London via the Victoria and Piccadilly lines. With Ofsted-rated 'Outstanding' schools nearby, the green spaces of Finsbury Park, Clissold Park and Gillespie Reserve & Woodbury Wetlands, and a vibrant mix of independent shops, this two bedroom flat offers the best of North London living right on your doorstep.



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			
		62	67
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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

