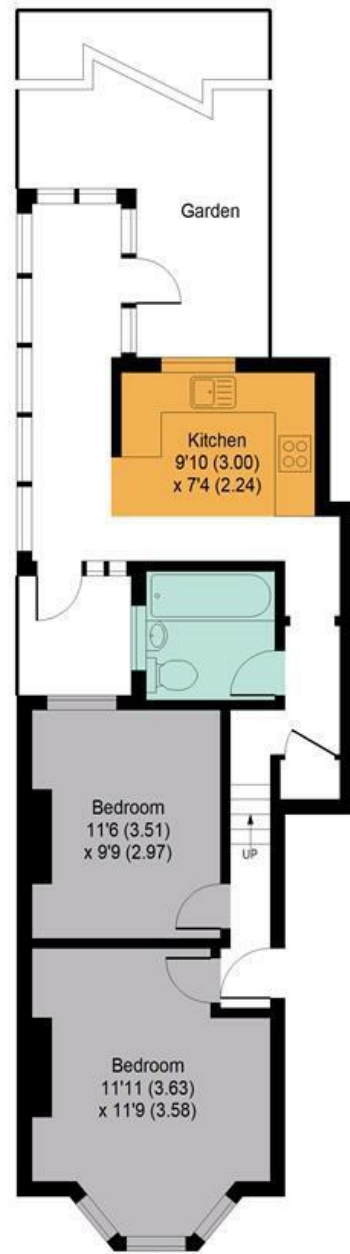




### Evershot Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 566 SQ FT / 52.5 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.

[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)



**DAVIES & DAVIES ESTATE AGENTS**

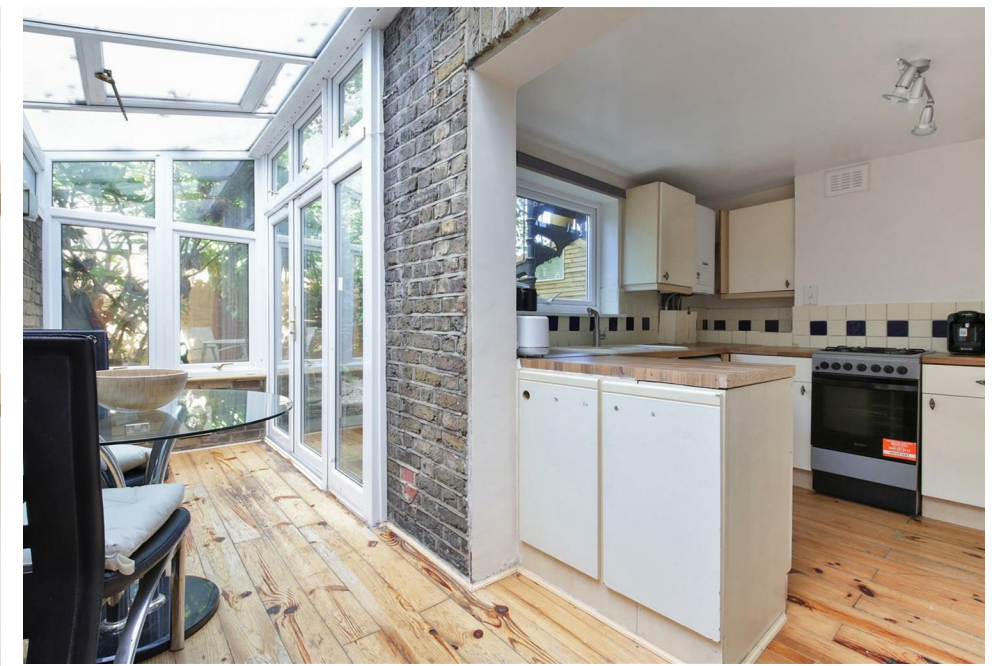
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**EVERSHOT ROAD**

**1 BEDROOM | 1 BATHROOM | FLAT**



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

C  
ISLINGTON- TOLLINGTON  
WARD

DEPOSIT AMOUNT:

£2,307\*

CONTRACT TERM

12 MONTHS

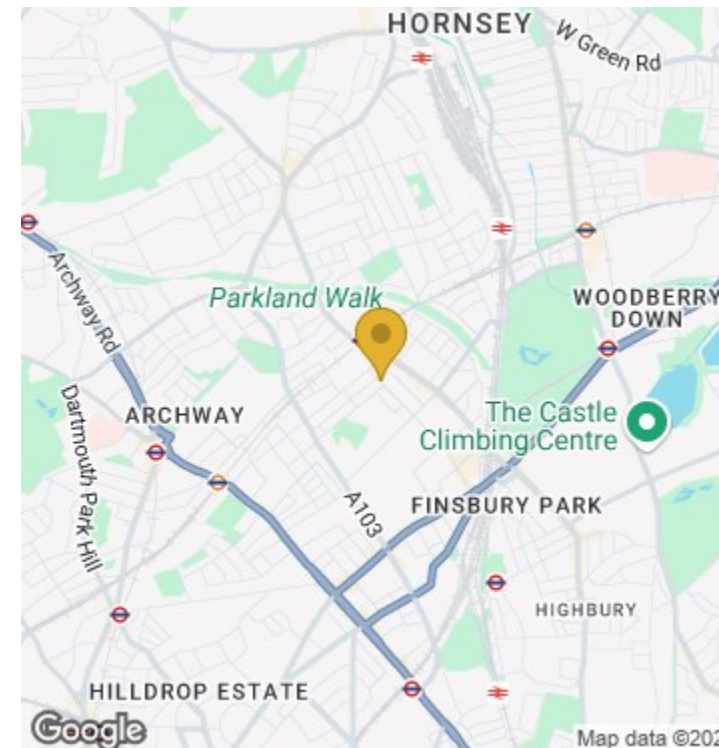
\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- FURNISHED
- AVAILABLE IMMEDIATELY
- EPC RATING D
- 0.7 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£2,000 PCM

First on the tour is the reception room, hosting a marvelous canted bay fitted with double glazed windows and dark Venetian blinds. This spacious room is furnished with chunky wooden floating shelves, a chocolate coloured loveseat and a coffee table. Imagine settling into the gloriously squishy sofa, switching on the latest series of Stranger Things and tucking into your sarnie from Max's Sandwich Shop from up the road. Heaven. On your way to inspect the kitchen-study-dining area housed in the conservatory at the rear of the property, you'll pass by an inbuilt storage cupboard and the double bedroom, hosting a metal framed double bed and a tall wooden wardrobe. Upon the ascent of a few short steps, you'll spot a white and blue bathroom fitted with a full-sized bathtub, heated towel rail and a mirrored cabinet. Turning the corner, you'll be welcomed by gorgeous wooden floorboards, ivory coloured cabinetry and an integrated wine holder that can be used for more than just wine. Think cling film, tea towels, bags for life, and spiralisers. Or just wine, that would work too. Around another corner is the conservatory, where you'll be enveloped in a world of natural light from the double glazed windows surrounding you. Treading past a dining table and two exposed brick walls, you'll find artfully laid paving slabs forming a circle, a reddish wooden fence and a delightful selection of mature shrubbery.



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			
		56	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		52	72
England & Wales		EU Directive 2002/91/EC	

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

