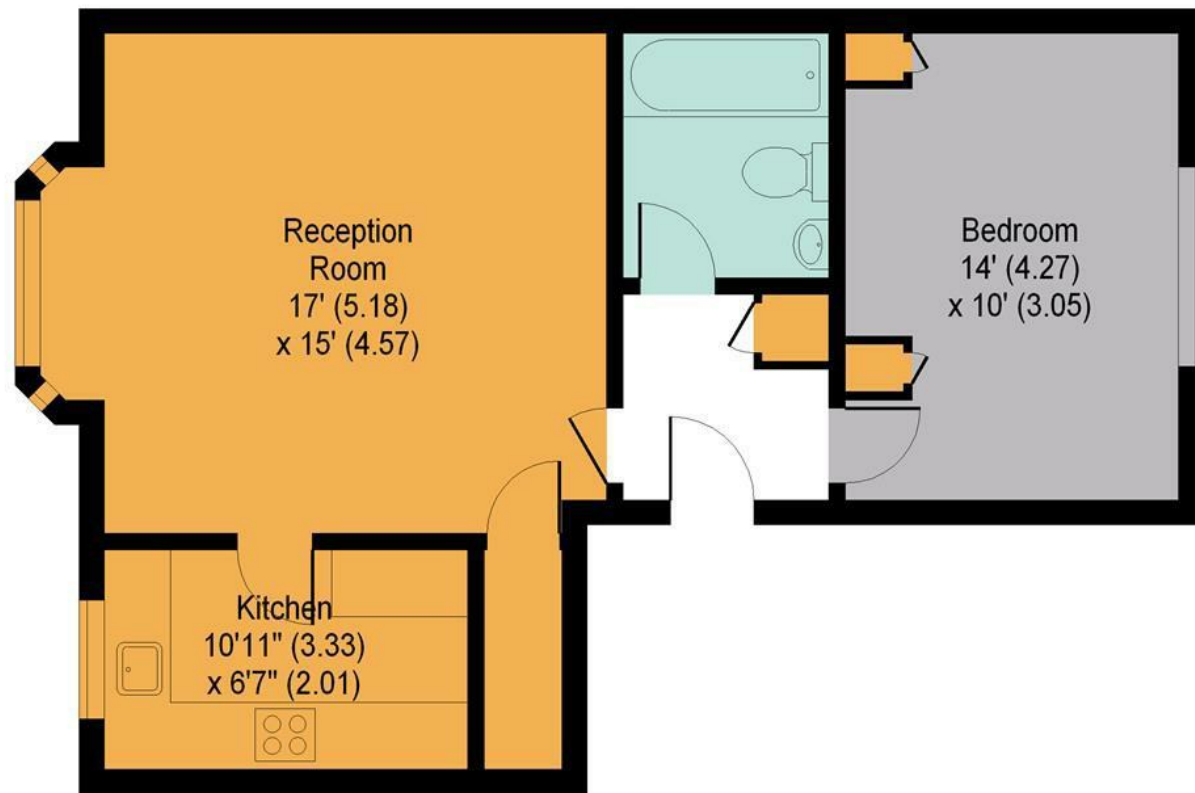




Nightingale Court

APPROX. GROSS INTERNAL FLOOR AREA 575 SQ FT / 53.42 SQ M



THIRD 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.



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

NIGHTINGALE COURT

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 125 YEAR LEASE FROM 1997
- > £1330 PA SERVICE CHARGE
- > EPC C
- > COUNCIL TAX BAND D

KEY FEATURES

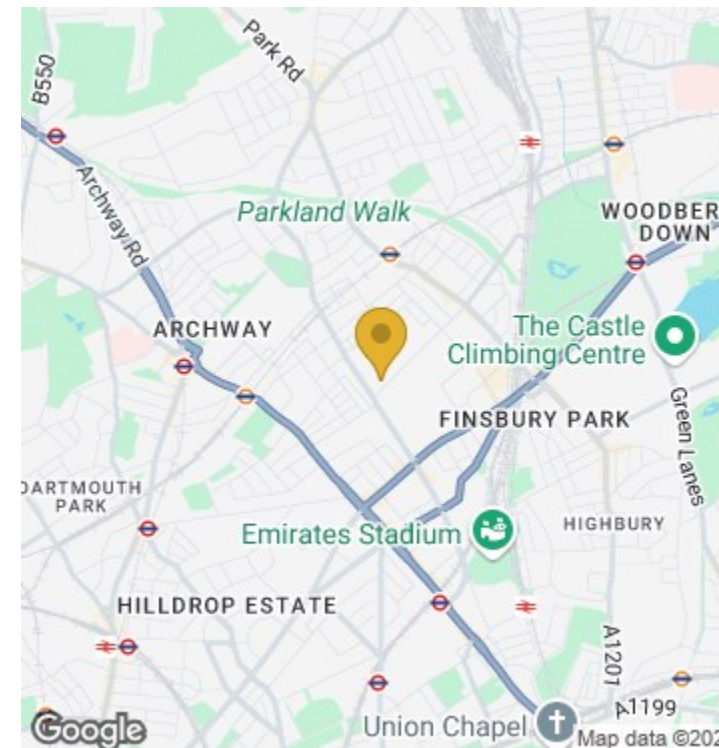
- 1 DOUBLE BEDROOM
- PRIVATE GATED DEVELOPMENT
- SHARE OF FREEHOLD
- FURNITURE INCLUDED
- EPC RATING B
- 0.7 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£375,000**

Welcome to Nightingale Court in the vibrant area of Finsbury Park! This charming flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one double bedroom, this top-floor property offers a peaceful retreat from the hustle and bustle of city life.

Situated in a gated community, you can enjoy both privacy and security in this lovely abode. The share of freehold adds an extra layer of convenience, giving you a sense of ownership and control over your living space.

The property's good size ensures that you have ample space to create a comfortable and inviting home. Whether you're a first-time buyer, a young professional, or looking for a smart investment opportunity, this flat offers a fantastic chance to own a piece of Finsbury Park.



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	

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

