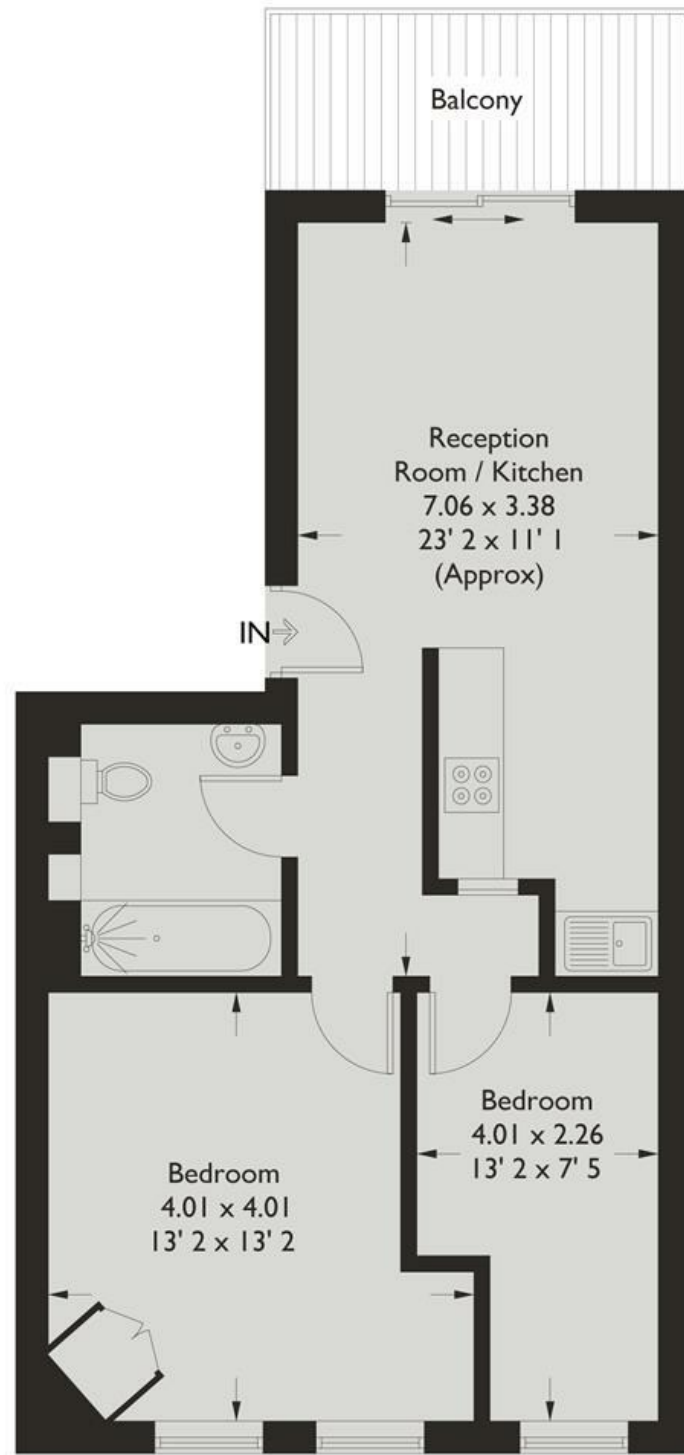




576 SqFt Interior
69 SqFt Exterior Balcony



Second 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.



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HORNSEY ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
ISLINGTON

DEPOSIT AMOUNT:

£2,423*

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.

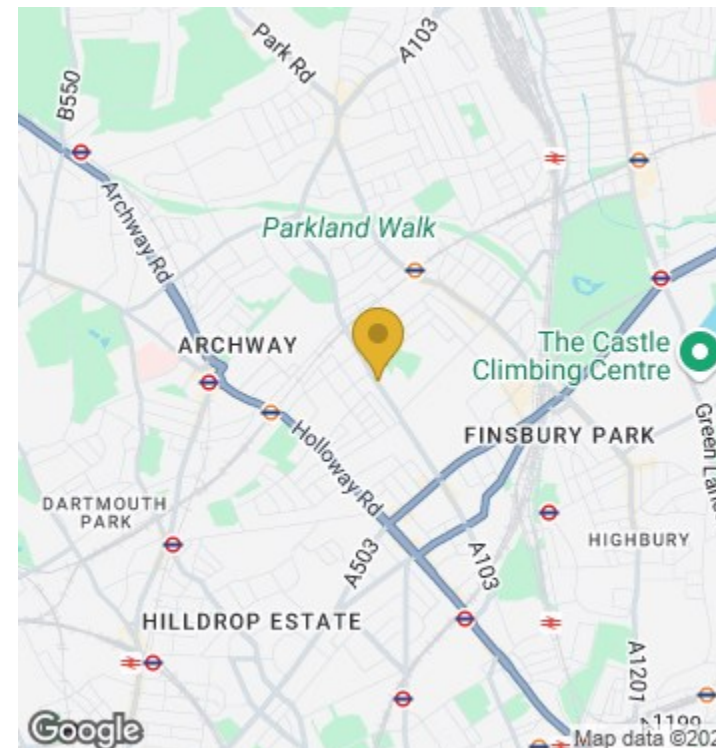
KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE ROOF TERRACE
- OPEN KITCHEN/RECEPTION
- AVAILABLE 25TH OCTOBER
- EPC RATING C
- 0.9 MILES TO FINSBURY PARK STATION

YOURS FOR
£2,100 PCM

The kitchen, which occupies a delightful inner corner of the living room, is particularly unobtrusive thanks to an array of handle-less white cabinetry that effortlessly blends in with the surrounding lined white painted walls. Making a subtle statement beside the washbasin alcove is a section of mottled glass brickwork built into the wall, welcoming a bountiful amount of natural light to spill into the hallway adjacent. A sliding glass door towards the rear of the reception room showcases uninterrupted sky views while opening up the home to even more light and air, through a lovely private roof terrace. Past a characterful frosted door awaits the bathroom, featuring an intricately laid micro-mosaic accent band across glossy sand grey slab tile. This calming space boasts two recessed enclaves, a heated towel rail and a quirky house-shaped light pulley. Fluid, rolling waves of glass stained in scarlet red, spring green, daffodil yellow and azure blue form the windowed door to the master bedroom. The second double bedroom might be more useful as a home office/ study.

Located on Hornsey Road, you're perfectly positioned on the borders of two charming neighbourhoods; Stroud Green and Hornsey. Both areas include fabulous local restaurants, such as Osteria Tufo – an upscale but relaxed eatery, which specialises in regional Italian cuisine. You're also just 0.5 miles to Upper Holloway Station, 0.8 miles to Archway Station and 0.9 miles to Finsbury Park Station, with a plethora of local buses surrounding you.



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		72	76
		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		74	80
		EU Directive 2002/91/EC	

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

