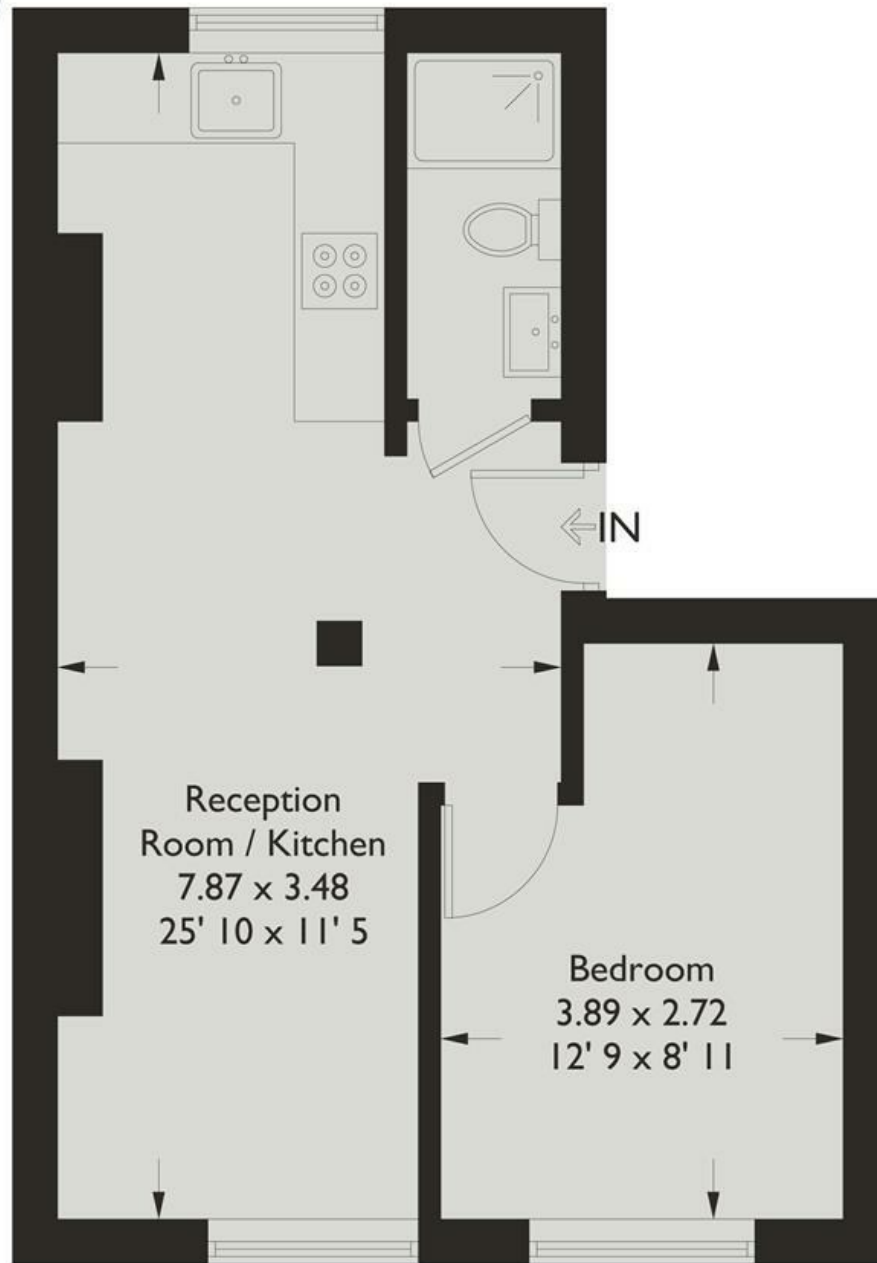




369 SqFt Interior



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.



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

STROUD GREEN ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

B
ISLINGTON

DEPOSIT AMOUNT:

£1,615*

CONTRACT TERM

12 MONTHS

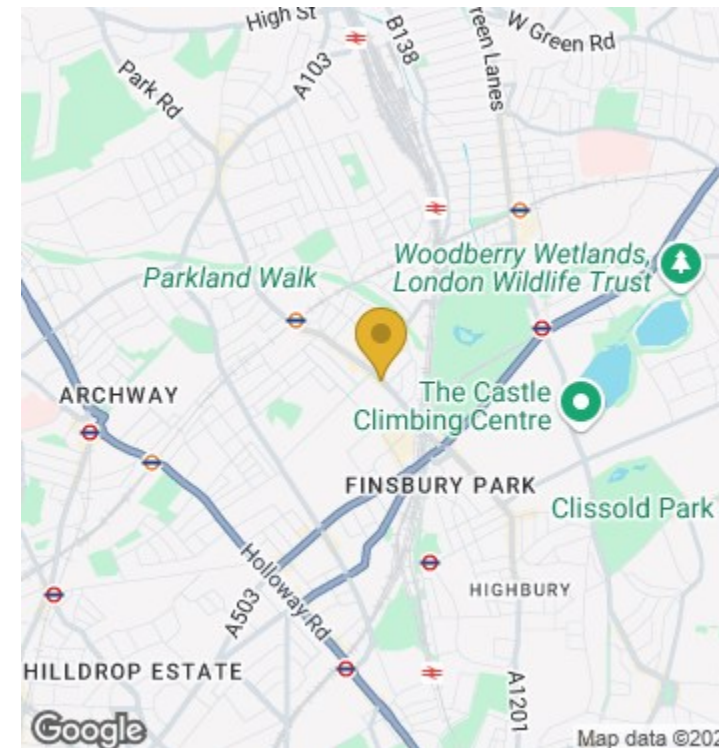
*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

- 1 DOUBLE BEDROOM
- TOP FLOOR FLAT
- AVAILABLE IMMEDIATELY
- UNFURNISHED
- EPC RATING C
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,600 PCM

Leaving the lively streets of Finsbury Park, having gathered your organic groceries from the Deli at 80 new Veg Box pick up service, you ascend the stairs towards your private sanctuary. Met with bright white walls lit by recessed spotlights and large windows, the open plan living area is that tricky balance between minimalist and warm. A perfect space for welcoming guests or escaping the city: this is a blank canvas ready for covetable Manhattan loft styles or perhaps more clean Swedish lines and furnishings. To your right you'll spy the nicely sized kitchen area complete with oven and washing machine, finding natural light and views over North London. Taking a hand glazed ceramic mug from the wall hooks, you top up your latte from the cafetière, steal a hand-stitched throw from your Eames chair and shuffle through into the bedroom. You smile to yourself, remembering the vintage Cure poster you had framed yesterday and give Robert a knowing nod as he resides above your double divan. The bathroom sits adjacent, adorned in palest blue and white tiling with a glazed window and large shower.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(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			76
(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

