



Birnam Road



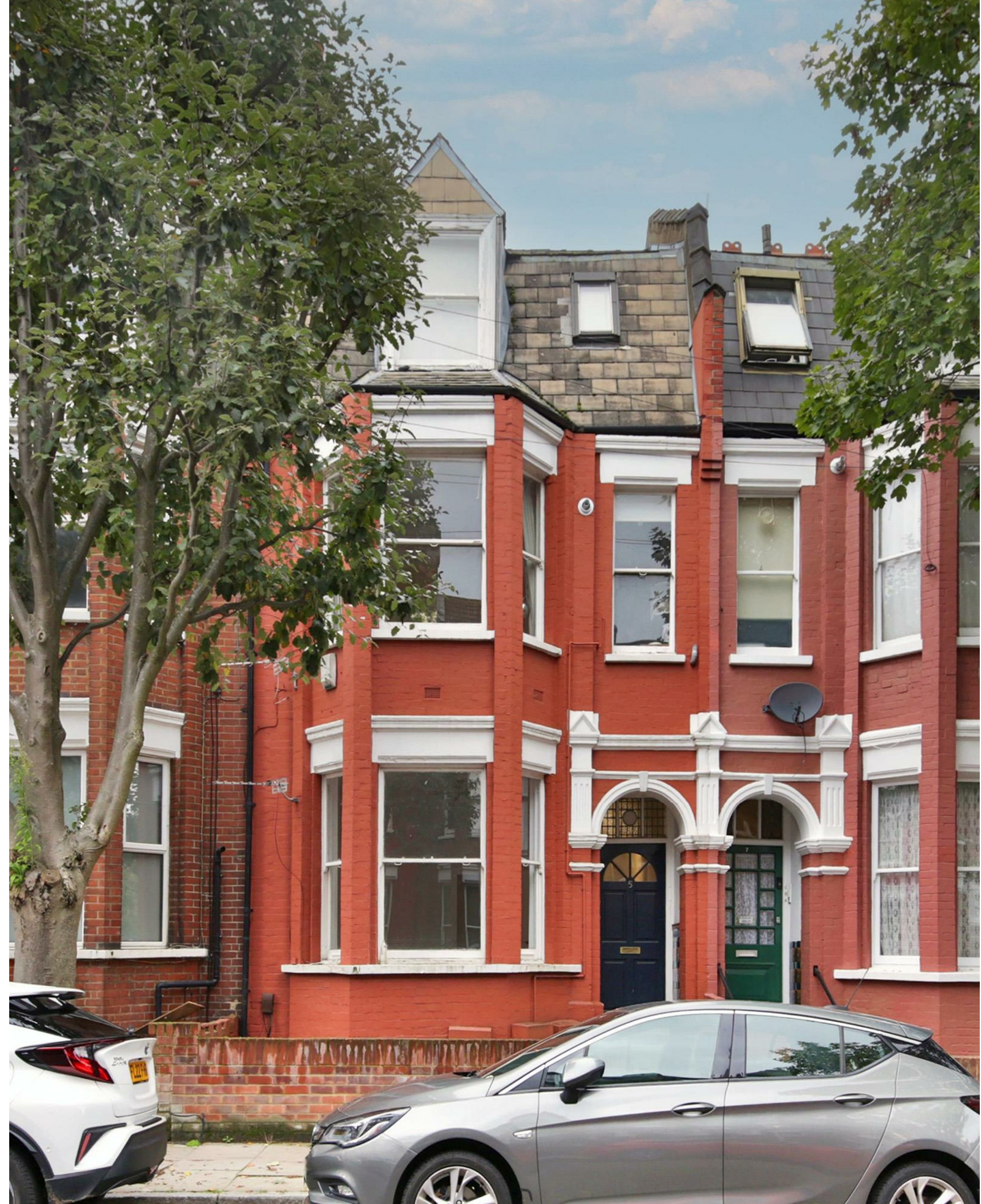
APPROX. GROSS INTERNAL FLOOR AREA 920 SQ FT / 85.5 SQ M



LOWER GROUND FLOOR

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.



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BIRNAM ROAD

3 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD 153 YEARS
- > SERVICE CHARGE £995.33
- > GROUND RENT - PEPPERCORN
- > EPC C
- > COUNCIL TAX BAND D

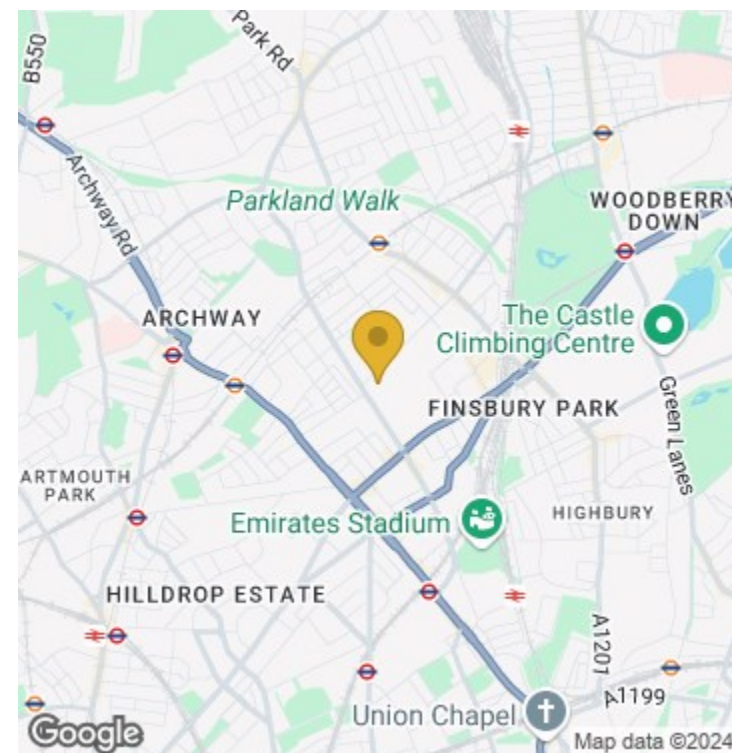
KEY FEATURES

- 3 DOUBLE BEDROOMS
- OFFERED CHAIN FREE
- PRIVATE GARDEN
- WELL PRESENTED THROUGHOUT
- LOWER TWO FLOORS
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR £600,000

Your charming, three-bedroom garden flat has been recently refurbished and sits within the bustling surrounds of popular Stroud Green. Found along Birnam Road, you are located along a row of traditional red brick houses that were built during the Victorian revival. These architecturally distinctive facades have been preserved since the 1890s.

This attractive home is just moments from Finsbury Park (Mainline and Underground) Station which provides the nearest major public transport, while an enviable array of shops, bars and restaurants await to be discovered along popular Stroud Green Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(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: 3

BATHROOMS: 1

RECEPTIONS: 1

