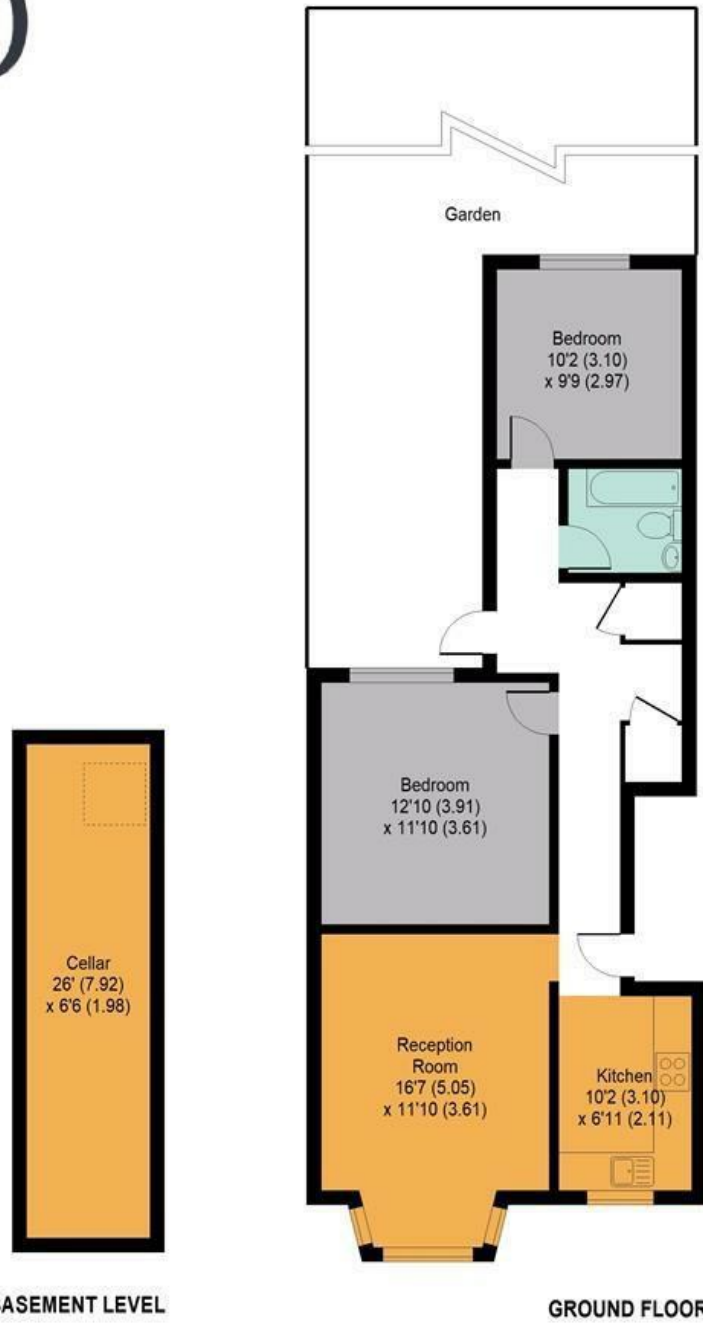




Florence Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 877 SQ FT / 81.4 SQ M



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



DAVIES & DAVIES ESTATE AGENTS

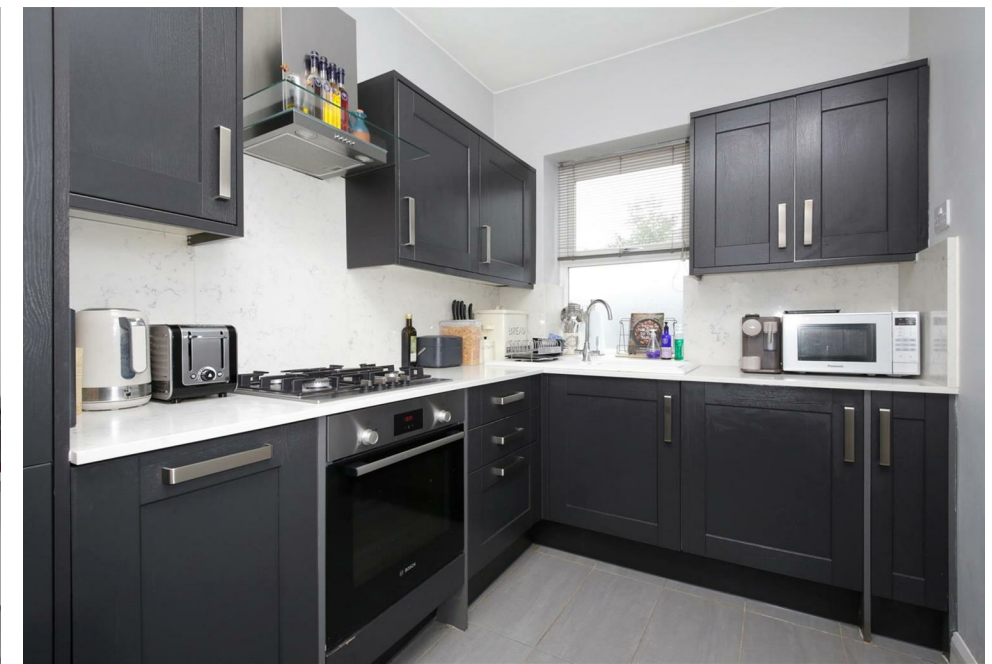
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

FLORENCE ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> SHARE OF FREEHOLD
985 YEARS

> £0 GROUND RENT - £0
SERVICE CHARGE

> EPC D

>COUNCIL TAX D

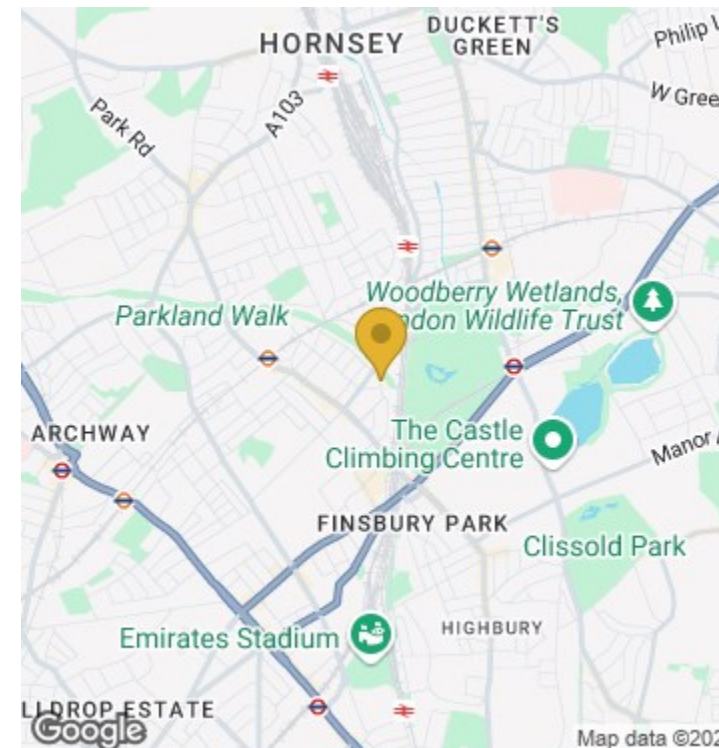
KEY FEATURES

- 2 BED GARDEN FLAT
- SHARE OF FREEHOLD
- GARDEN BACKING ON TO PARKLAND WALK
- OFF STREET PARKING
- WELL PRESENTED THROUGHOUT
- 0.4 MILES TO FINSBURY PARK STATION

YOURS FOR
£700,000

This charming two bedroom garden flat is thoughtfully arranged across the ground floor of an attractive period conversion in the heart of popular Stroud Green. Ideal for a couple or small family looking to reside in the ever popular surrounds of inner North London with off-street parking and private garden.

Florence Road is a sought after street with local nature reserve Parkland Walk running parallel behind it. Your garden flat is also located a mere 0.2 miles from thriving Stroud Green Road, which is bursting with a stunningly diverse array of restaurants, drinking spots and local businesses.



| 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 | |
| | 76 |
| 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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

