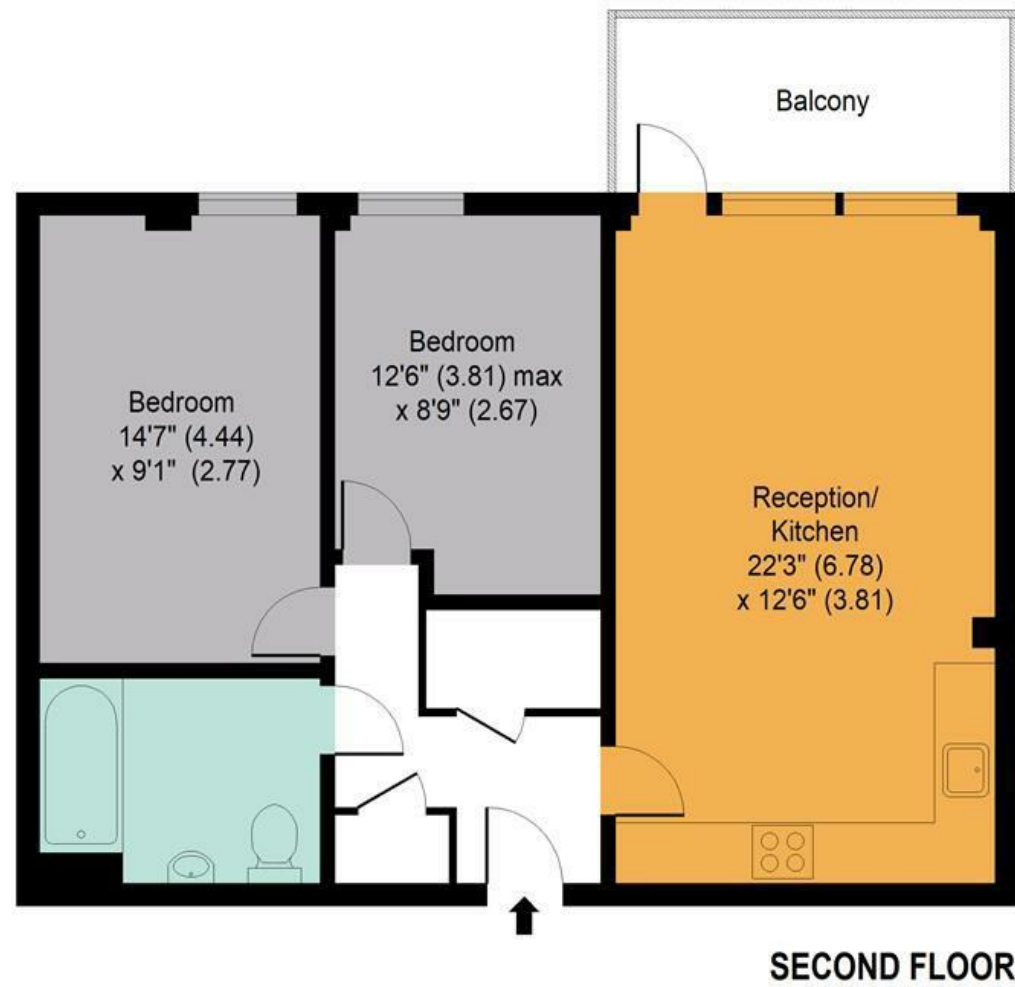




## Perkyn House

APPROX. GROSS INTERNAL FLOOR AREA 690 SQ FT / 64.1 SQ M  
APPROX. GROSS INTERNAL FLOOR/ BALCONY AREA 765 SQ FT / 71.1 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.



**DAVIES & DAVIES ESTATE AGENTS**

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

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**SEVEN SISTERS ROAD**

**2 BEDROOM | 1 BATHROOM | FLAT**





## MATERIAL INFORMATION:

> LEASEHOLD 247 YEARS

> SERVICE CHARGE  
£2004.00 PA

> GROUND RENT £

> COUNCIL TAX D

> EPC C

## KEY FEATURES

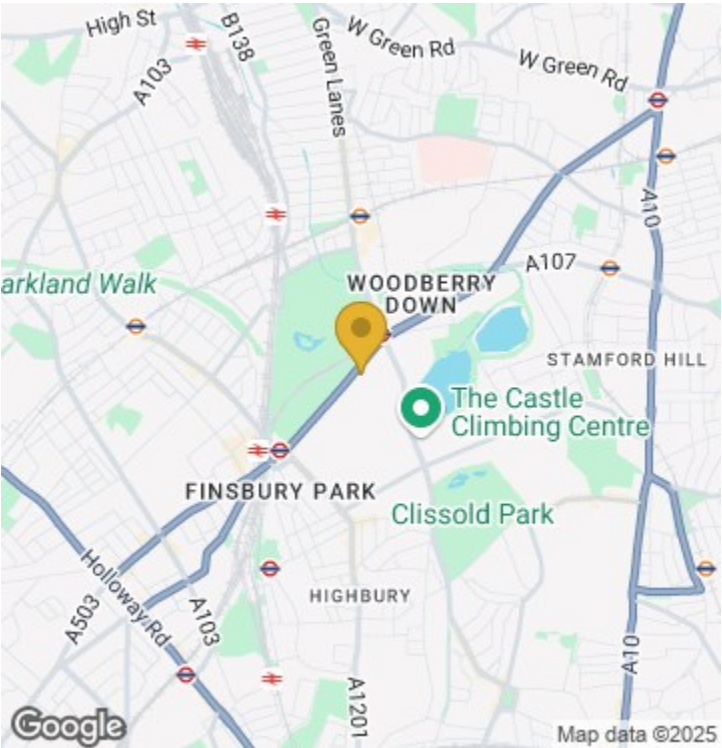
- 2 DOUBLE BEDROOMS
- PRIVATE BALCONY
- WELL PRESENTED THROUGHOUT
- COMMUNAL ROOF TERRACE
- OPEN PLAN LIVING / KITCHEN
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR  
£550,000

Your two bedroom apartment awaits, boasting contemporary decor and plentiful natural light throughout, alongside in-built storage options including secure internal bike storage. Nestled in the epicentre of two desirable North London boroughs, your second floor apartment hosts park views via your private balcony, while a spacious communal roof terrace sits on the fourth floor - peering out across the trappings of surrounding Islington and Haringey.

Perkyn House sits along Seven Sisters Road, which runs from Holloway Road towards Stroud Green, benefitting from the unique advantages of each area. Sitting a mere 0.1 mile from Manor House Station and just 0.5 miles from Finsbury Park, this apartment is minutes from excellent transport links and direct access to Central and East London via Underground, Overground and bus routes. Seven Sisters Road is home to an enviable array of eateries, watering holes and a short stroll from the 'foodie strip' of Stroud Green Road, whilst perfectly positioned between an abundance of green spaces such as Finsbury Park, Woodberry Down and the New River Path.

VIEW MORE ON  
OUR WEBSITE



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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



BEDROOMS: 2



BATHROOMS: 1



RECEPTIONS: 1

