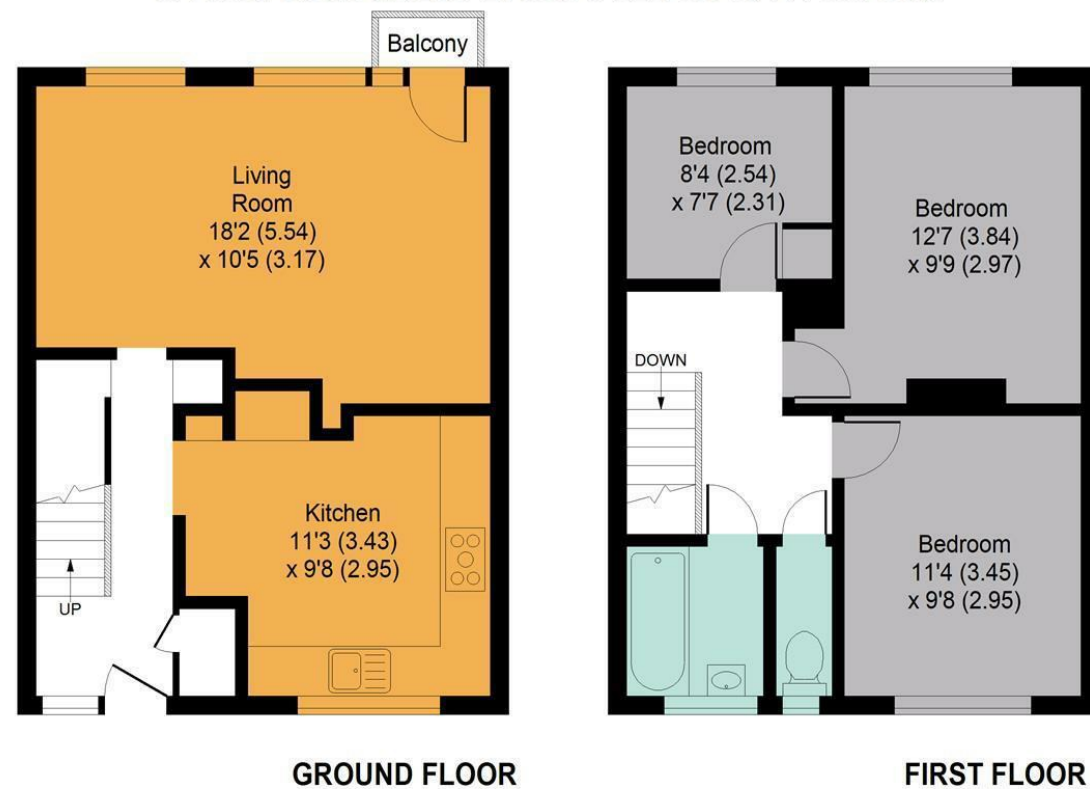




## Roseberry Gardens, N4

APPROX. GROSS INTERNAL FLOOR AREA 894 SQ FT / 83.1 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.

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



**DAVIES & DAVIES ESTATE AGENTS**

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

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

**ROSEBERRY GARDENS**

3 BEDROOM | 1 BATHROOM | MAISONETTE





MATERIAL  
INFORMATION:

- > COUNCIL TAX BAND C
- > SERVICE CHARGE £118.66 PCM
- > £10.00 PA GROUND RENT
- > EPC D
- > LEASEHOLD 85 YEARS

KEY FEATURES

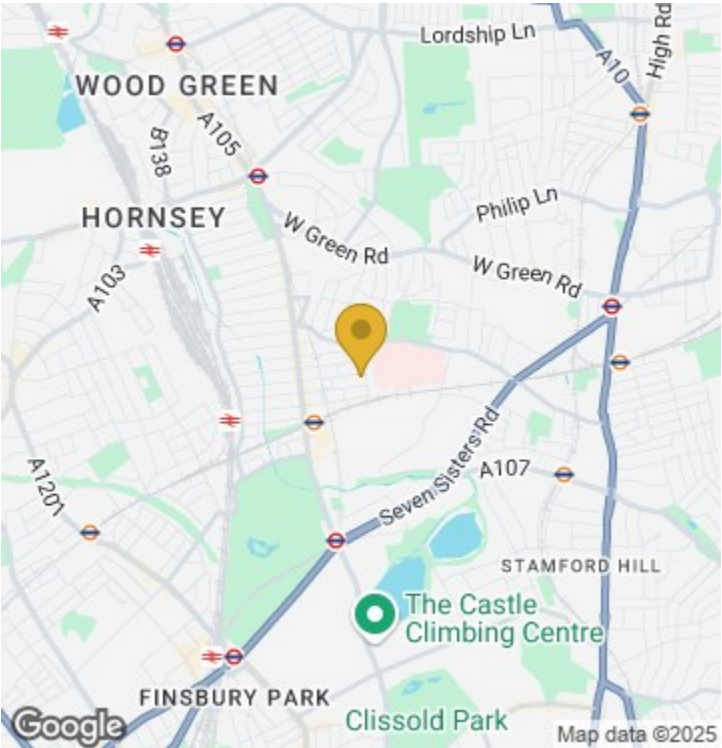
- 3 BEDROOM FLAT
- TOP TWO FLOORS
- OFFERED CHAIN FREE
- APPROACHING 900 SQF
- JULIET BALCONY
- 0.8 MILES TO MANOR HOUSE STATION

YOURS FOR  
£500,000

Your three double bedroom home awaits, complete with attractive private balcony in the heart of inner North London. Double glazing and extensive inbuilt storage space feature throughout, artfully arranged over two floors.

Location-wise, this contemporary and spacious apartment is found just 0.8 miles from Manor House Station on the Piccadilly line and foodie mecca Green Lanes. We'd recommend a Turkish feast at Gokyuzu for lunch, lattes at Music & Beans and pizza at Bianca for dinner, with a glass of red at Grade II listed The Salisbury Hotel to finish off the night – all of which are within a 0.6 mile stroll. Check out our Neighbourhood Guides for more local tips.

VIEW MORE ON  
OUR WEBSITE



| Energy Efficiency Rating                    |                         |                         |
|---|-------------------------|-------------------------|
|   | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         | 73                      |
| (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   |                         | 73                      |
| (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: 3
- BATHROOMS: 1
- RECEPTIONS: 1

