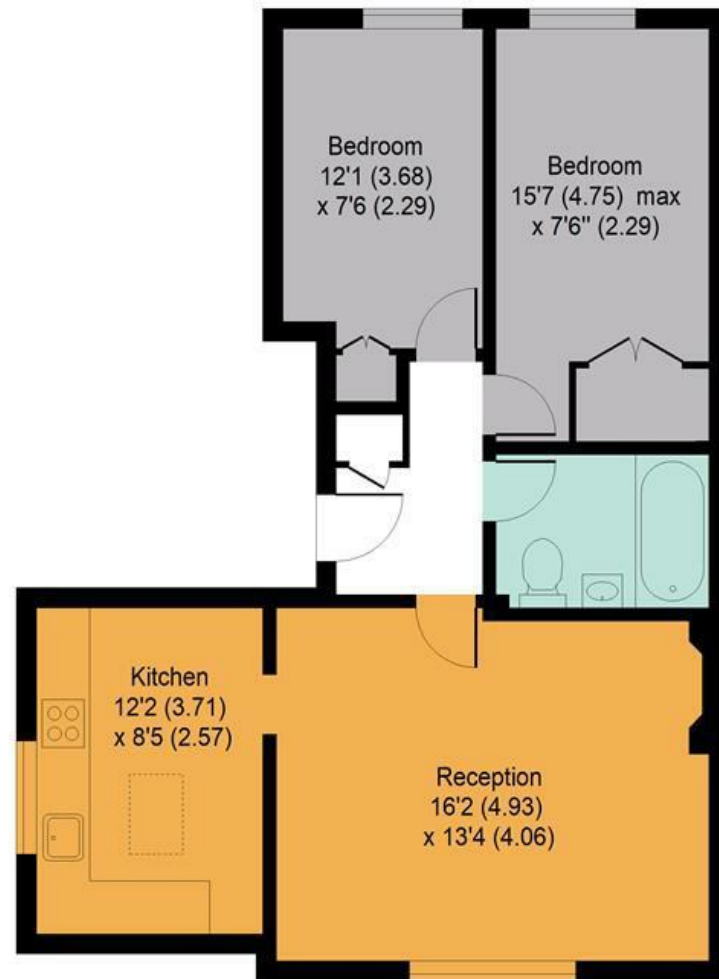




## Gloucester Drive

APPROX. GROSS INTERNAL FLOOR AREA 644 SQ FT / 59.8 SQ M



SECOND 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.



DAVIES & DAVIES ESTATE AGENTS

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GLOUCESTER DRIVE

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL  
INFORMATION:

- > SHARE OF FREEHOLD
- > 997 YEAR LEASE
- > £0 GROUND RENT
- > £108.11 SERVICE CHARGE PCM
- >EPC D
- > COUNCIL TAX BAND C

KEY FEATURES

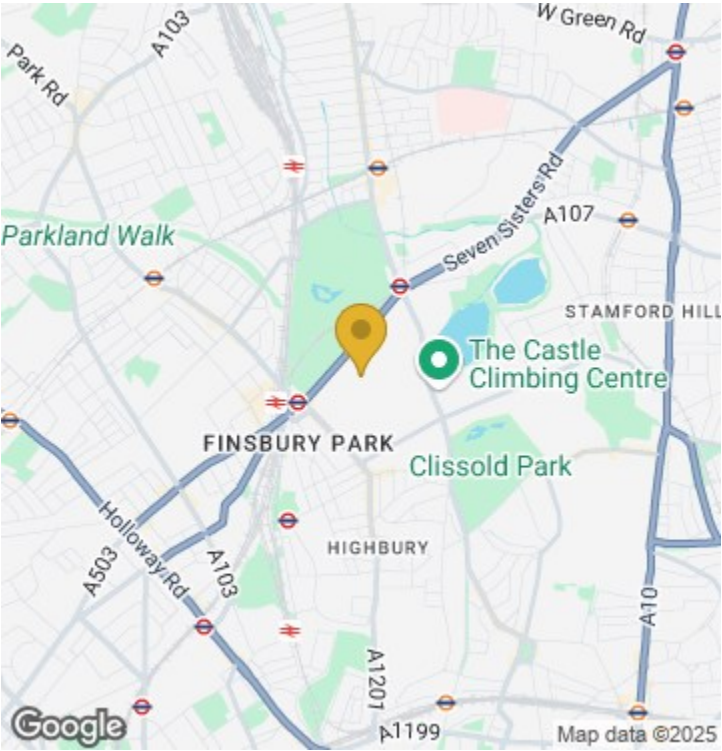
- 2 DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- DESIRABLE LOCATION
- SEPARATE KITCHEN
- WOOD FLOORING THROUGHOUT
- 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR  
£575,000

Enjoy natural light and versatile living in this second floor home complete with charming sloping ceilings and original wood flooring. Your two bedroom apartment boasts attractive treetop views and original features, just moments from the trappings of Stroud Green and Finsbury Park Station.

Located on Gloucester Drive, a striking row of Victorian homes, the flat is just 0.4 miles to Finsbury Park Station, 0.2 miles to the park itself and 0.4 miles to our favourite local Victorian boozer, The Brownwood, which has a fantastic beer garden, real ales and great grub. Check out our Neighbourhood Guides for local tips.

SEE MORE  
PROPERTIES  
ONLINE



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

