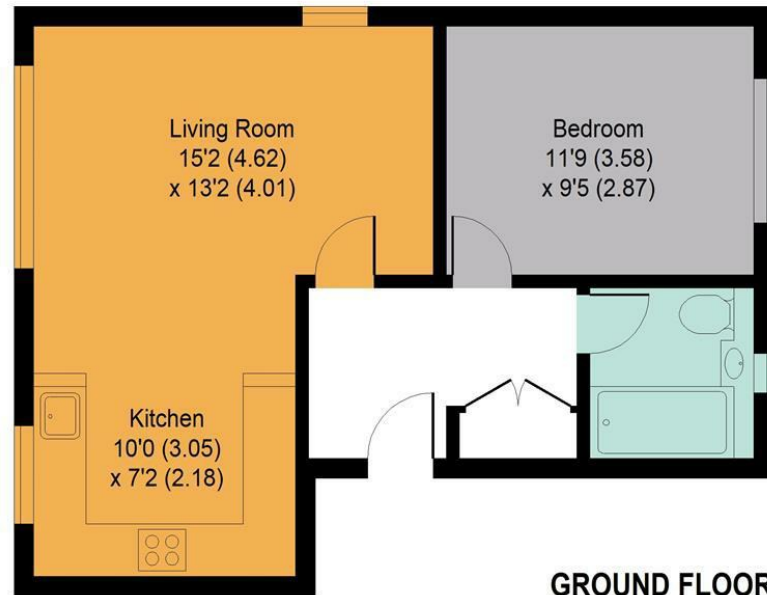




## Cornwallis

APPROX. GROSS INTERNAL FLOOR AREA 499 SQ FT / 46.4 SQ M



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, omission or misstatement. These plans are for representation purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted in this plan. Any figure given is for initial guidance only and should not be relied as a basis of valuation.

The Agent may offer clients, customers or prospective purchasers referrals to other service providers, from which the Agent may earn a commission or referral fee from the service provider. These services and their associated referral fees are: a) arranging mortgages, insurance or protection via Heron Financial Ltd: the Agent's average fee per transaction is £577.22 b) conveyancing and other legal services via Setfords Solicitors & Simply Conveyancing: the Agent's average fee per transaction is £154.29 c) surveys and valuations via Davies & Davies Chartered Surveyors & LEA Surveyors: the Agent's average fee per transaction is £76.67.

It is never an obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.

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**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)

**CORNWALLIS SQUARE**

1 BEDROOM | 1 BATHROOM | FLAT





### MATERIAL INFORMATION:

- > LEASEHOLD 89 YEARS
- > SERVICE CHARGE £2500.00 PA
- > GROUND RENT £210.66
- > EPC D
- > COUNCIL TAX C

### KEY FEATURES

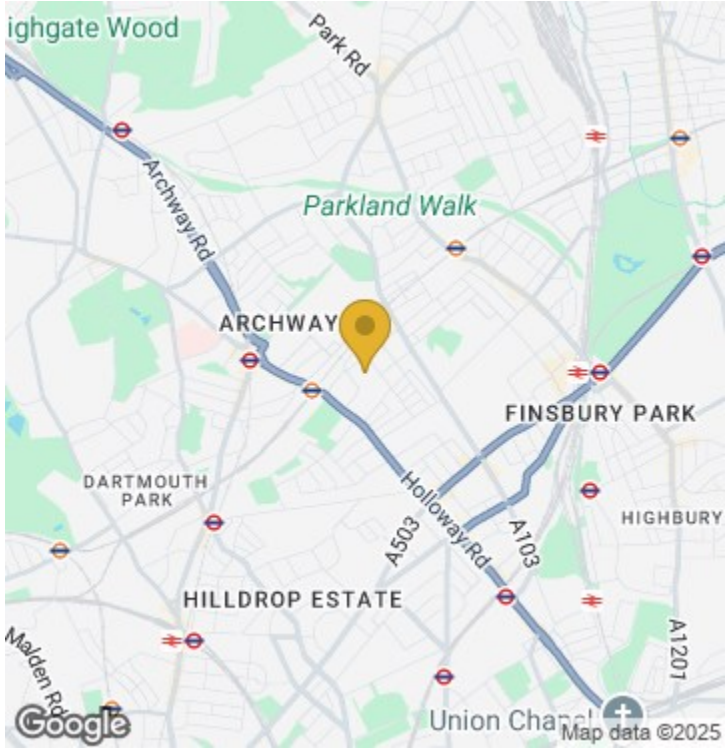
- 1 BEDROOM FLAT
- ALLOCATED PARKING SPACE
- OFFERED CHAIN FREE
- COMMUNAL GARDEN
- WELL PRESENTED THROUGHOUT
- 0.6 MILES FROM ARCHWAY STATION

YOURS FOR  
£350,000

Proudly residing within a peaceful residential square, this beautifully refurbished one-bedroom apartment offers brand new fittings throughout and exclusive access to a meticulously maintained communal garden. Ideally located just 0.6 miles from Archway Station, this property presents an excellent opportunity for first-time buyers or investors alike.

This desirable location offers a wealth of nearby amenities and access to locally-loved green space including Parkland Walk and Whittington Park. You are also found just 0.7 miles from Archway Underground and 0.4 miles from Upper Holloway Overground station. Check out our Neighbourhoods Guides for local tips on your thriving new area.

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	

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	



BEDROOMS: 1  
BATHROOMS: 1  
RECEPTIONS: 1

