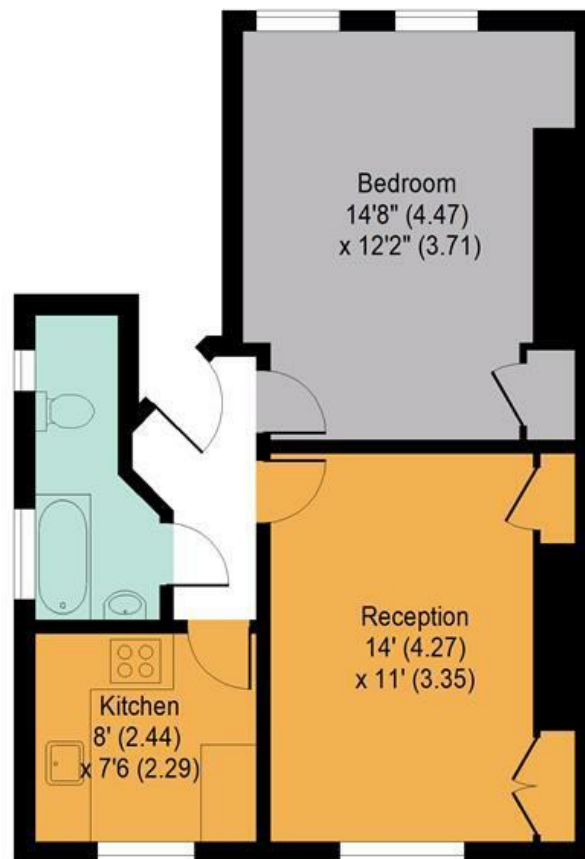




Queens Drive

APPROX. GROSS INTERNAL FLOOR AREA 481 SQ FT / 44.7 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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www.daviesdavies.co.uk

QUEENS DRIVE

1 BEDROOM | 1 BATHROOM | FLAT



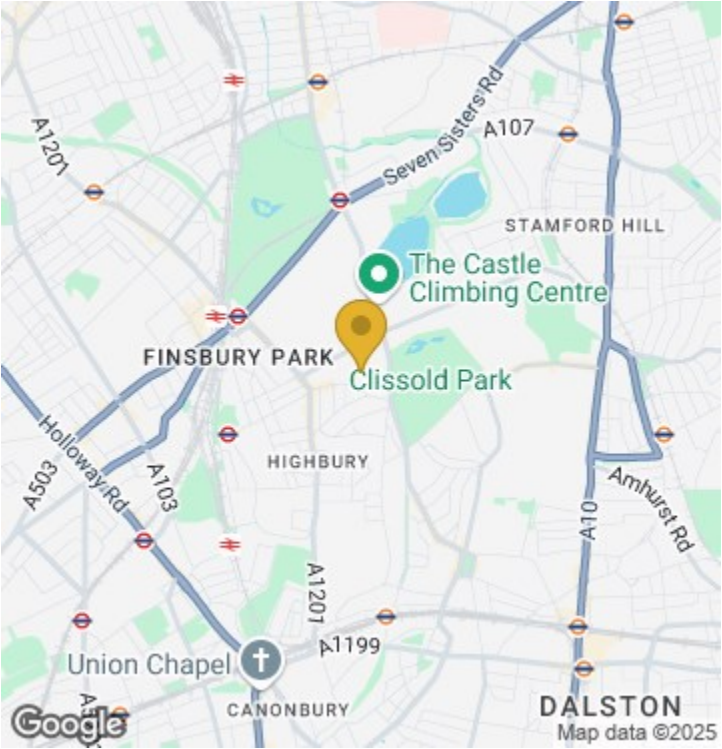
MATERIAL
INFORMATION:

- > SHARE OF FREEHOLD
- > 981 YEAR LEASE
- > £0 GROUND RENT
- > £450.00 ANNUAL COST
- > EPC D
- > COUNCIL TAX C

KEY FEATURES

This light-filled one bedroom home resides along leafy Queens Drive, moments from Clissold Park and a short walk to Finsbury Park. With treetop views from large windows throughout, this charming second floor apartment has acres of potential for first buyers and investors alike.

Found along a peaceful residential street just 0.7 miles from Finsbury Park Station, your one bedroom home is surrounded by a covetable array of amenities, green space and excellent transport links. Check out our Neighbourhood Guides for insider nods to our favourite places.



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 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	EU Directive 2002/91/EC

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- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

