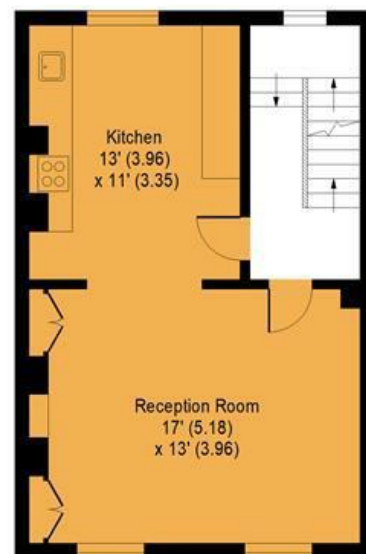
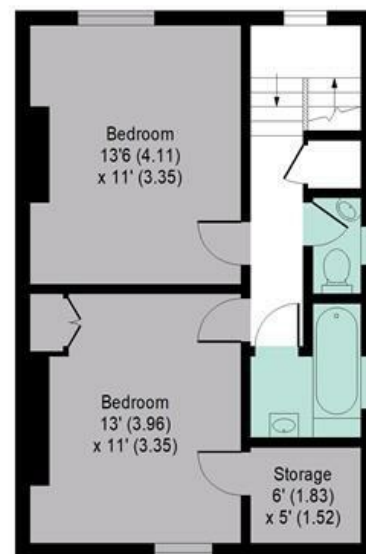


GROUND FLOOR



FIRST FLOOR



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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REGINA ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL
INFORMATION:

- > LEASEHOLD
- > 125 YEARS FROM 03.1996
- > GROUND RENT £10.00 PA
- > SERVICE CHARGE £900.00 PA
- > EPC E

KEY FEATURES

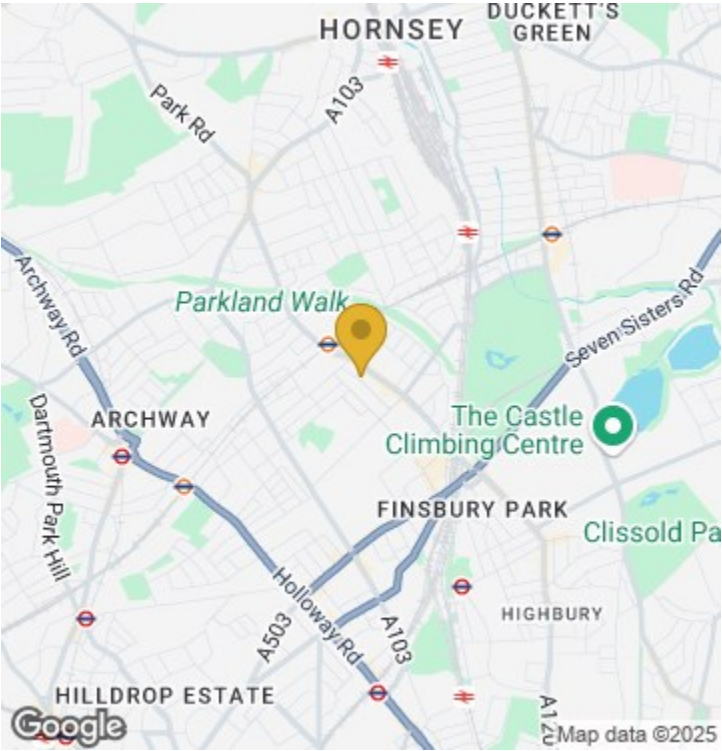
- 2 DOUBLE BEDROOMS
- PRIVATE SECTION OF GARDEN
- TOP TWO FLOORS
- OVER 1000 SQF (STS)
- OFFERED CHAIN FREE
- 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR
£650,000

Sunlight floods throughout this bright and spacious two bedroom apartment, in the bustling surrounds of Stroud Green with plentiful local green space. Enjoy plentiful room to stretch out across your Victorian conversion, complete with charming private garden.

This spacious garden flat resides between the lively, green spaces of Finsbury Park and popular Crouch Hill with plenty of space for hosting guests, perfect for first time buyers. Discover the foodie strip of Stroud Green on your doorstep, while excellent transport links await just 0.6 miles away via Finsbury Park Interchange.

SEE MORE
PROPERTIES
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		



BEDROOMS: 2



BATHROOMS: 1



RECEPTIONS: 1

