



## Ossian Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 1155 SQ FT / 107.3 SQ M



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.

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**DAVIES & DAVIES ESTATE AGENTS**

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**OSSIAN ROAD**

**3 BEDROOM | 1 BATHROOM | FLAT**



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
HARINGEY

DEPOSIT AMOUNT:

£3,288\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

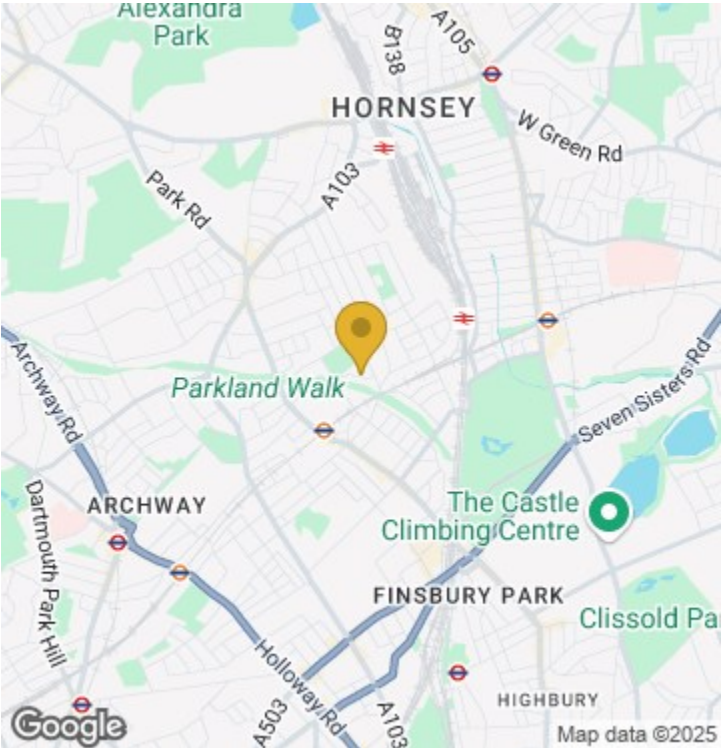
## KEY FEATURES

- 3 DOUBLE BEDROOMS
- 1 BATHROOM AND CLOAKROOM
- AVAILABLE FROM 20TH MAY
- FULLY FURNISHED
- EPC RATING D
- 0.9 MILES TO FINSBURY PARK STATION

YOURS FOR  
£2,850 PCM

Once inside this mid-terrace Victorian conversion, you'll ascend to the first split level and spy the first double bedroom immediately ahead of you, overlooking neighbouring residential gardens and peeking into Grade II-listed Parkland Walk. Past the cloakroom and upon the ascent of another split level is where you'll find the second double bedroom and the bay-fronted reception room. Here, facing the original cast-iron fireplace are two sofas, one upholstered in an ice white and the other in a chocolate brown. Residing beside this, you'll find a sturdy wooden dining table with four matching chairs, offering the perfect location to host your very own Come Dine With Me. Upstairs once more and you'll arrive at the L-shaped fully equipped kitchen. The family bathroom is adjacent to this space, featuring a full-sized bathtub, wash basin, toilet, heated towel rail, and two wall-mounted mirrored cabinets. Last on the tour is the third double bedroom, nestled within the eaves and benefitting from sloped ceilings, double glazing, and masses of inbuilt storage space. All bedrooms face south and enjoy a leafy, tranquil view of the grade II listed Parkland Walk. All bedrooms face south

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(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		80
(81-91) B		
(69-80) C		
(55-68) D		57
(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: 3
- BATHROOMS: 1
- RECEPTIONS: 1

