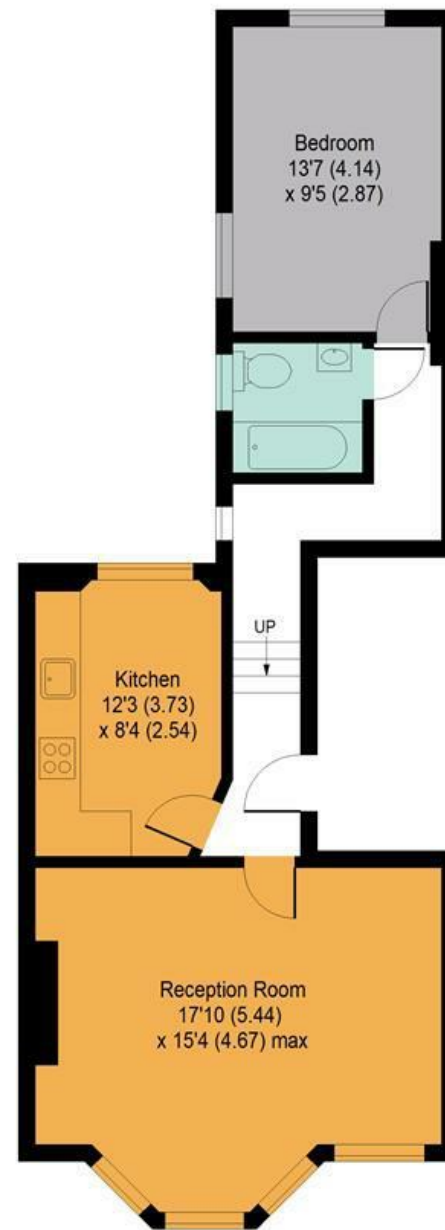




Albert Road

APPROX. GROSS INTERNAL FLOOR AREA 607 SQ FT / 56.4 SQ M



FIRST 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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ALBERT ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
HARINGEY

DEPOSIT AMOUNT:

£1,961*

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

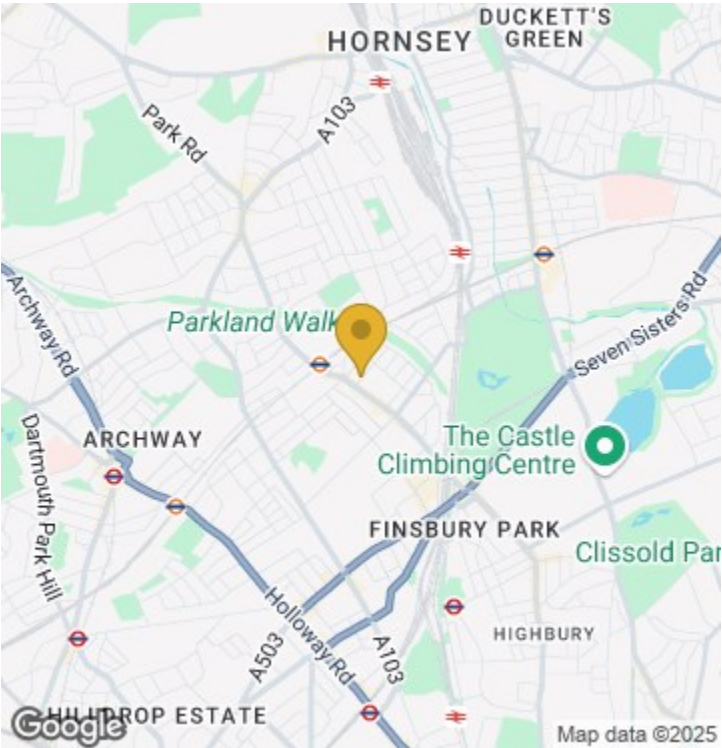
- 1 DOUBLE BEDROOM
- SPLIT-LEVEL APARTMENT
- PARTLY FURNISHED
- AVAILABLE FROM 19TH MAY
- EPC RATING D
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,700 PCM

Immediately on your left upon entry you will find the bay fronted living room, over 200 square foot and decorated in tasteful neutral tones. The kitchen is located adjacent to this, complete with subway tiling, base and wall units, wood flooring and white good included. Down a few steps towards the rear of the property is the bathroom, with tiled walls, shower over the bath, heated towel rail and vanity unit. Finally, at the rear of the property the double bedroom is found, boasting double aspect windows, bright walls and neutral carpet.

Located less than 200ft from Stroud Green Road, there's a tremendous amount of local gems sitting right at your doorstep. Jai Krishna might be the first place you spot, serving up authentic vegetarian Indian cuisine (we'd recommend the incredible dosa). Just a few doors down you'll spy Que Me, with Vietnamese cuisine that is undeniably brilliant - even the mango smoothie is hard to beat. Up the road, The Old Dairy serves up a ruddy good Sunday roast under glass-vaulted ceilings and dairy-themed murals.

VIEW MORE ON
OUR WEBSITE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(39-48) D	58	60
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

