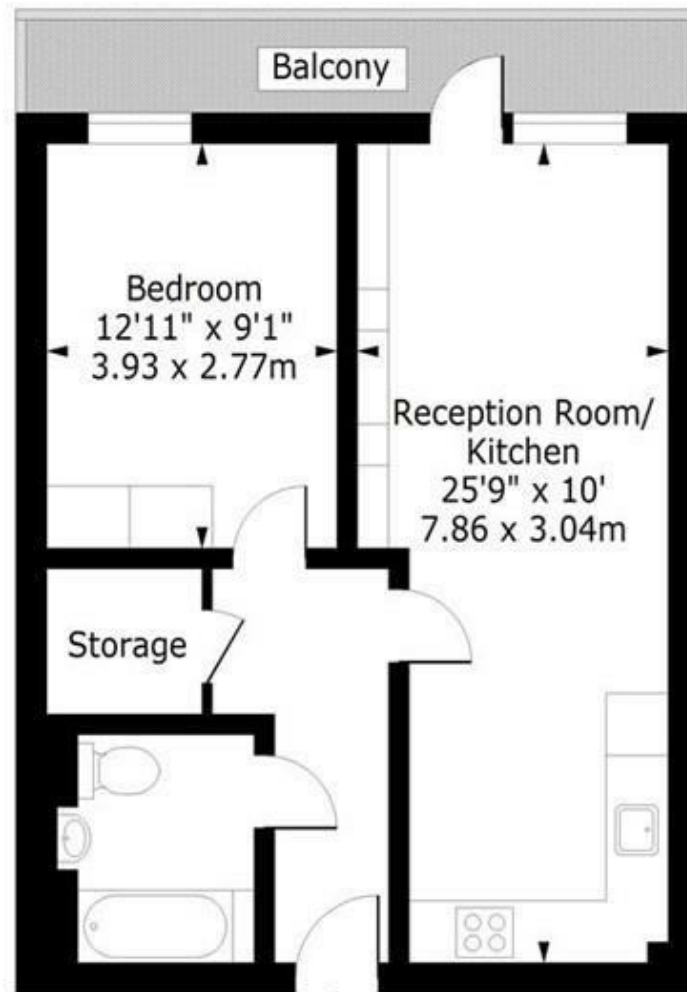




## Carriage House, City North, N1 3FS

Approx. Gross Internal Area 510 Sq Ft - 47.4 Sq M  
Approx. Gross Balcony Area 95 Sq Ft - 8.8 Sq M



62 Sq Ft - 5.8 Sq M

### First Floor

Floor Area 510 Sq Ft - 47.4 Sq M

For Illustration Purposes Only - Not To Scale



**DAVIES & DAVIES ESTATE AGENTS**

85 Stroud Green Road, Finsbury Park, London, N4 3EG

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[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**CITY NORTH PLACE**

1 BEDROOM | 1 BATHROOM | FLAT





## MATERIAL INFORMATION:

- LEASEHOLD
- 994 YEARS REMAINING
- GROUND RENT £450
- SERVICE CHARGES £3000PA
- COUNCIL TAX D
- EPC RATING B

## KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE BALCONY
- OFFERED CHAIN FREE
- 24-HOUR CONCIERGE
- COMMUNAL WI-FI LOUNGE AND TERRACES
- <0.1 MILES FROM FINSBURY PARK STATION

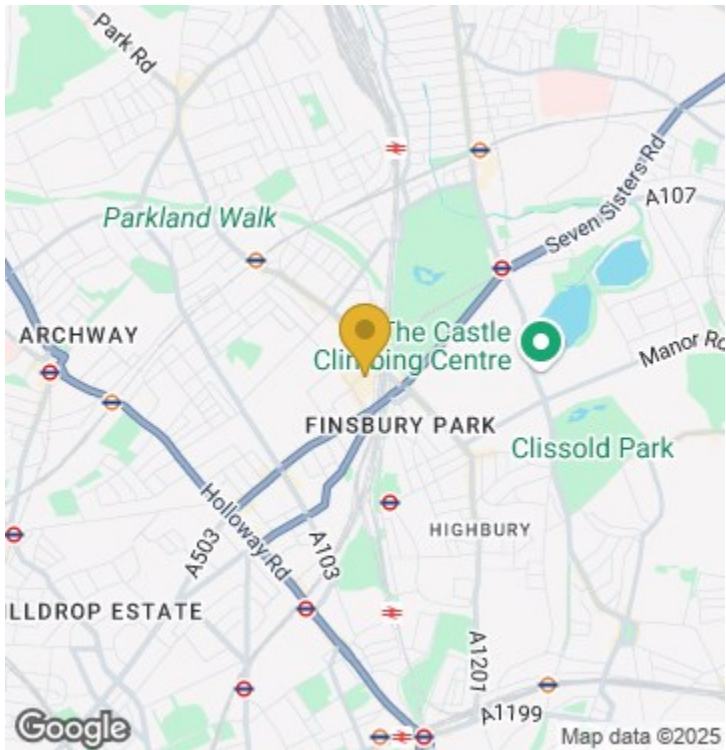
YOURS FOR  
£450,000

Once inside, you are greeted by the light and spacious open-plan kitchen and reception area, beautifully illuminated via recessed spotlighting and the floor-to-ceiling French windows offering access to your private terrace beyond. Finished to a high standard throughout, your one bedroom home features plentiful contemporary decor, with fresh white walls and cool grey accents.

Your L-shaped kitchen sits towards the front of the apartment, hosting a plethora of white cabinetry surrounding gloss marble effect worktops and contemporary in-built appliances. Through to the living area, you'll find space for both lounge and dining furniture atop fresh engineered wood flooring, a bespoke Neville Johnson storage unit with a built-in workspace and wine rack and balcony views across the North London skyline and Finsbury Park.

Adjacent sits your double bedroom, sharing balcony views and fitted with cosy soft carpeting, and space for storage furniture alongside a convenient fitted wardrobe. Your hotel-style bathroom can be found down the hallway, with mink-tone oversized tiling, wood surround

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	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	EU Directive 2002/91/EC

- 1 BEDROOMS
- 1 BATHROOMS
- 1 RECEPTIONS

