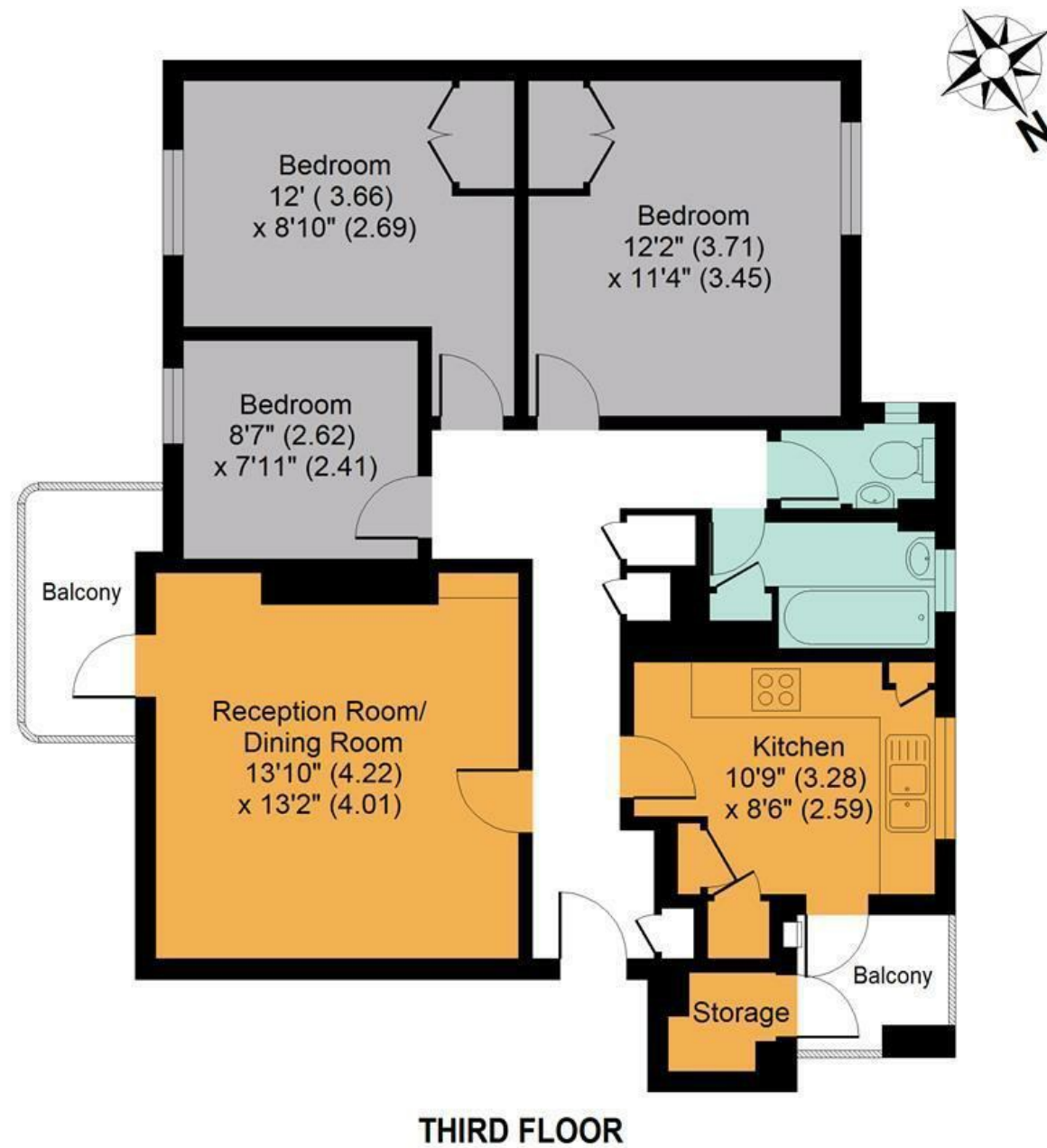




## Marquis Court, N4

APPROX. GROSS INTERNAL FLOOR AREA 838 SQ FT / 77.8 SQ M



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

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

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



### MARQUIS COURT

2 BEDROOM | 1 BATHROOM | FLAT





### MATERIAL INFORMATION:

- > LEASEHOLD 125 YEARS FROM 2002
- > SERVICE CHARGE £2500 TO £3000 PA
- > GROUND RENT £10.00 PA
- > EPC RATING D
- > COUNCIL TAX BAND D

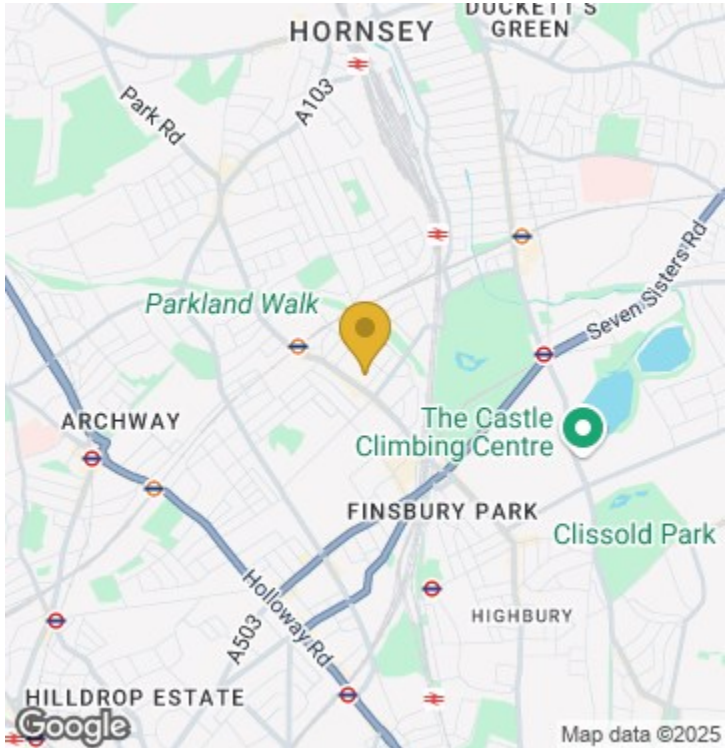
### KEY FEATURES

- THREE BEDROOMS
- EXCELLENT LOCATION
- ABUNDANCE OF NATURAL LIGHT
- TWO BALCONIES
- CLOSE TO AMENITIES
- 0.6 MILES FINSBURY PARK STATION

YOURS FOR  
£525,000

Nestled between Crouch Hill and Finsbury Park and surrounded by green spaces, Marquis Court enjoys a prime North London location. Excellent transport links are within walking distance, offering swift access to Central and East London. Local highlights include the Parkland Walk nature reserve for a scenic morning jog, Max's Sandwiches for award-winning British bites. Check out our Neighbourhoods Guides for more local tips on your new area.

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	79

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	

- BEDROOMS: 3
- BATHROOMS: 1
- RECEPTIONS: 1

