



Regina Road

APPROX. GROSS INTERNAL FLOOR AREA 828 SQ FT / 76.92 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.



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REGINA ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

D
ISLINGTON- TOLLINGTON
PARK WARD

DEPOSIT AMOUNT:

£3,115*

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.

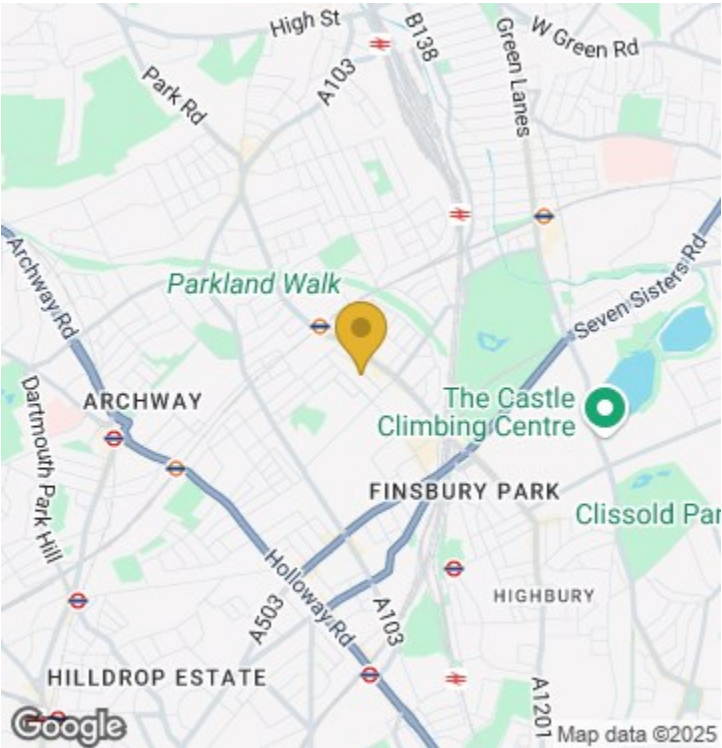
KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- PART- FURNISHED
- AVAILABLE FROM 24TH JUNE
- EPC RATING D
- 0.6 MILES FROM FINSBURY PARK STATION

YOURS FOR
£2,700 PCM

The property is located in Stroud Green, a leafy and bustling area that is neighboured by Crouch End and Finsbury Park and is popular with young families and couples. The area has obtained an excellent reputation for dining, with many local restaurants winning TimeOut and Trip Advisor awards. The property is situated just 0.6 miles to Finsbury Park Station (Victoria, Piccadilly and Overground lines) and 0.2 miles to Crouch Hill Rail Station (Overground lines). Local primary and secondary schools have been rated as good with many outstanding features in the most recent Ofsted reports.

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

