



Mount Pleasant Crescent, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 544 SQ FT 50.5 SQ METRES



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, omission 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. Specifically 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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MOUNT PLEASANT CRESCENT

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

D
ISLINGTON

DEPOSIT AMOUNT:

£2,307*

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.

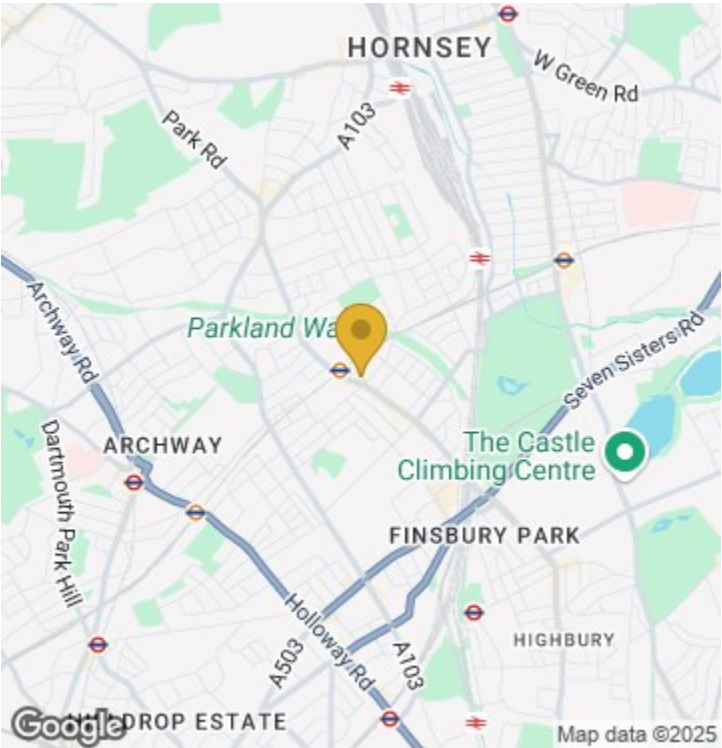
KEY FEATURES

- 2 DOUBLE BEDROOMS
- PART FURNISHED
- PRIVATE ROOF TERRACE
- AVAILABLE FROM 10TH JUNE
- SOME REDECORATION WORKS ORGANISED
- 0.7 MILES TO FINSBURY PARK STATION

YOURS FOR
£2,000 PCM

As for location, you're in a rather brilliant position – one of the best spots for craft beer in North London can be found at The Hopsmiths 0.1 mile away (try the trio of beers – the Salty Kiss is rather delightful) and OFM award winning Max's Sandwiches 500ft away, where you'll be converted to devouring sandwiches for dinner for life. Ornate Victorian dairy-turned-pub The Old Dairy is also just 250ft away, where you'll find delicious Sunday roasts alongside a pretty decent selection of beverages, which is just down the road from insanely brilliant squid-ink burgers at Oven & Hearth 0.2 miles away. Finsbury Park Station is also just 0.6 miles away – connecting you to the Victoria, Piccadilly & National Rail lines.

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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		
(39-60) C		
(15-55) D		
(1-14) E		
(1-14) F		
(1-14) 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

