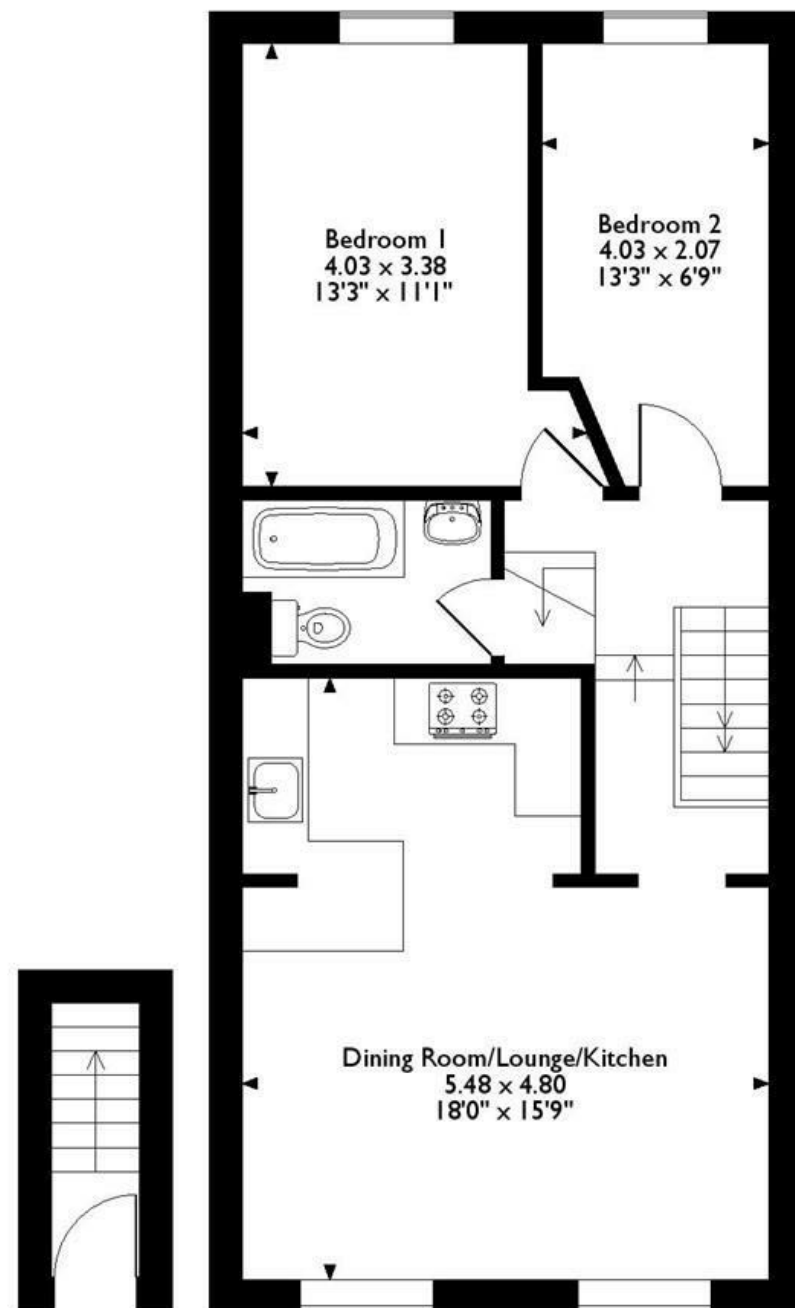




100 Playford Road, Arsenal, London, Greater London

Approximate Gross Internal Area

54 Sq M/581 Sq Ft



Ground Floor

First Floor Apartment

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

PLAYFORD ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
ISLINGTON- FINSBURY PARK
WARD

DEPOSIT AMOUNT:

£2,596*

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.

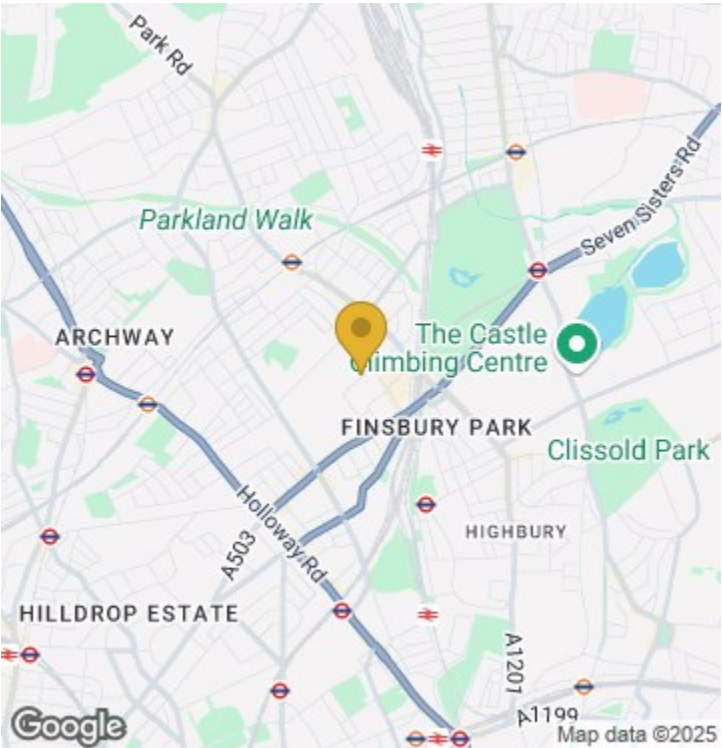
KEY FEATURES

- 2 DOUBLE BEDROOMS
- OPEN PLAN
KITCHEN/RECEPTION
- AVAILABLE FROM 18TH JULY
- FURNISHED
- EPC RATING D
- 0.3 MILES TO FINSBURY PARK
STATION

YOURS FOR
£2,250 PCM

Decked in cosy champagne coloured carpet, two original sash windows provide the open-plan living space with bountiful natural light. Classy, contemporary furniture has been very carefully selected for this calming space, including a cloud grey two-seater sofa and a Scandi-style laid back armchair with a birch frame and ashen grey upholstered cushions. Providing a clever separation between the reception room and kitchen area is a bespoke fitted breakfast bar, offering storage within a trio of deep sliding drawers. Sleekly integrated appliances sit alongside brilliant white cupboards and adjustable overhead spotlighting in the kitchen, providing the perfect stage to display your homegrown herb garden, favourite exotic spices and/or Jamie Oliver cookbook obsession. Turning the split-level corner, the hallway opens up to a beautifully designed bathroom fitted with a wood-framed mirrored cabinet, crisp white tiled walls and a delightfully zen atmosphere for a well-deserved soak in the deep full-sized bathtub with an overhead rainforest shower. Original sash windows can be spotted in both double bedrooms, alongside a large white wardrobe, double bed and a chunky wooden shelf in each.

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		
(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

