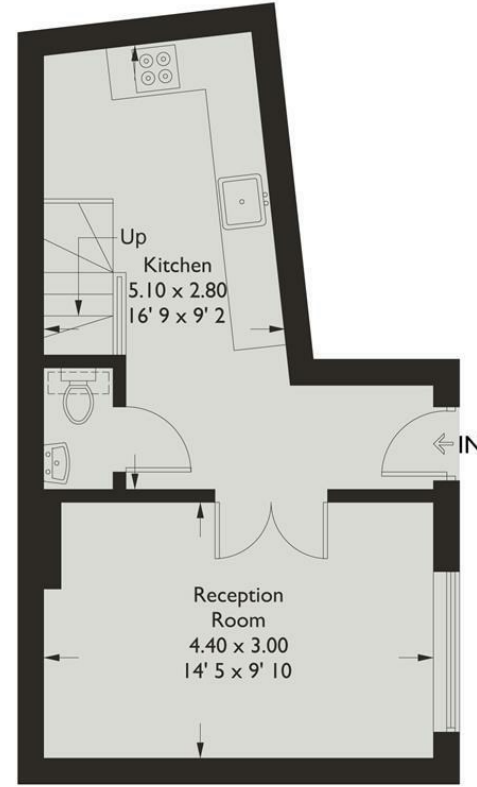




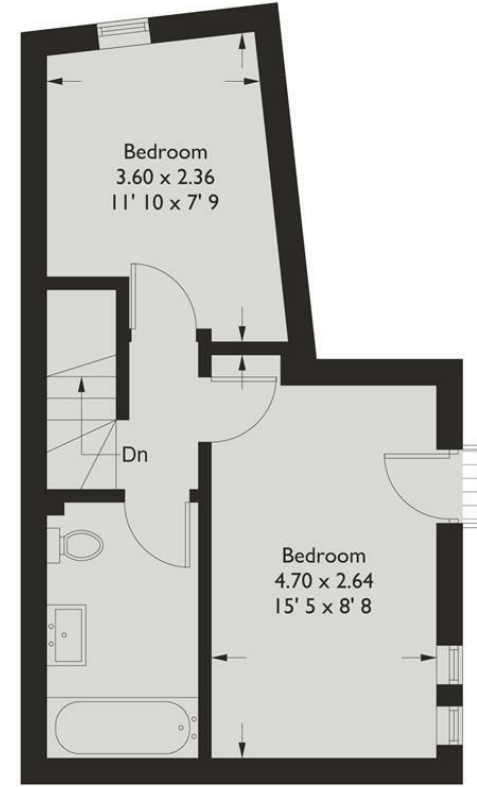
642 SqFt Interior
2 SqFt Exterior Balcony



= Reduced headroom below 1.5m / 5'0



Ground Floor
321 sq ft / 29.8 sq m
(Including Reduced Headroom)



First Floor
321 sq ft / 29.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



DAVIES & DAVIES ESTATE AGENTS
85 Stroud Green Road, Finsbury Park, London, N4 3EG
0207 272 0986 | info@daviesdavies.co.uk
www.daviesdavies.co.uk

COACH YARD MEWS
2 BEDROOM | 1 BATHROOM | HOUSE - TERRACED



MATERIAL
INFORMATION:

- > AVAILABLE FROM 28H
NOVEMBER
- > COUNCIL TAX: E
- > PART-FURNISHED
- > 0.9 MILES FROM
FINSBURY PARK STATION

KEY FEATURES

- 2 DOUBLE BEDROOMS
- TERRACED HOUSE INC.
PARKING SPACE
- PART FURNISHED
- AVAILABLE 28TH NOVEMBER
- EPC RATING C
- 0.9 MILES FROM FINSBURY
PARK STATION

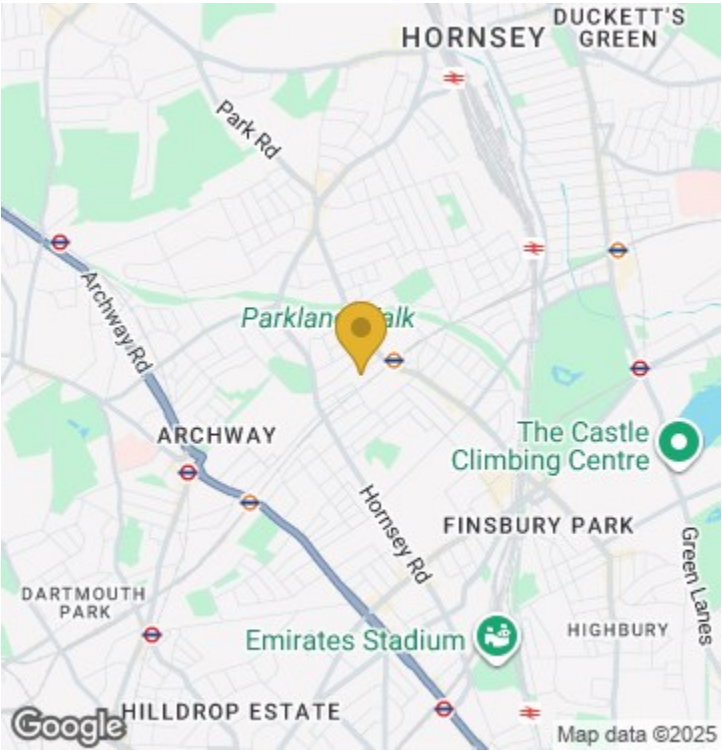
YOURS FOR
£2,200 PCM

Once inside your striking gloss black front door, you are welcomed via the hallway leading towards the heart of the home. Your L shaped kitchen is complete with contemporary appliances, a wealth of white cabinetry and granite effect worktops.

The nice sized reception room sits to your left, with a semi open-plan feel once the double doors are opened up offering even more light and space. Laminate wood flooring complements fresh white walls, with room for both lounge and dining furniture and handy storage shelves. Between the living areas, a convenient separate sink and WC room can also be found on the ground floor.

Your two bedroom home resides across two floors, with the bedrooms beckoning from beyond the curving white wood, carpeted staircase. Plentiful windows adorn the primary bedroom, casting natural light across cosy carpeting and muted walls. Sumptuous soft brown curtains open up to reveal access to a wrought iron Juliette balcony, ideal for raising a cup of coffee to treetop views. The second bedroom sits towards the rear of the property.

SEE MORE
PROPERTIES
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

