



## Kingsdown Road

APPROX. GROSS INTERNAL FLOOR AREA 1100 SQ FT / 102.1 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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**KINGSDOWN ROAD**

4 BEDROOM | 2 BATHROOM | HOUSE - TERRACED



## MATERIAL INFORMATION:

- > AVAILABLE FROM JANUARY 9TH
- > COUNCIL TAX BAND: E
- > EPC: RATING C
- > GREAT CONDITION THROUGHOUT

## KEY FEATURES

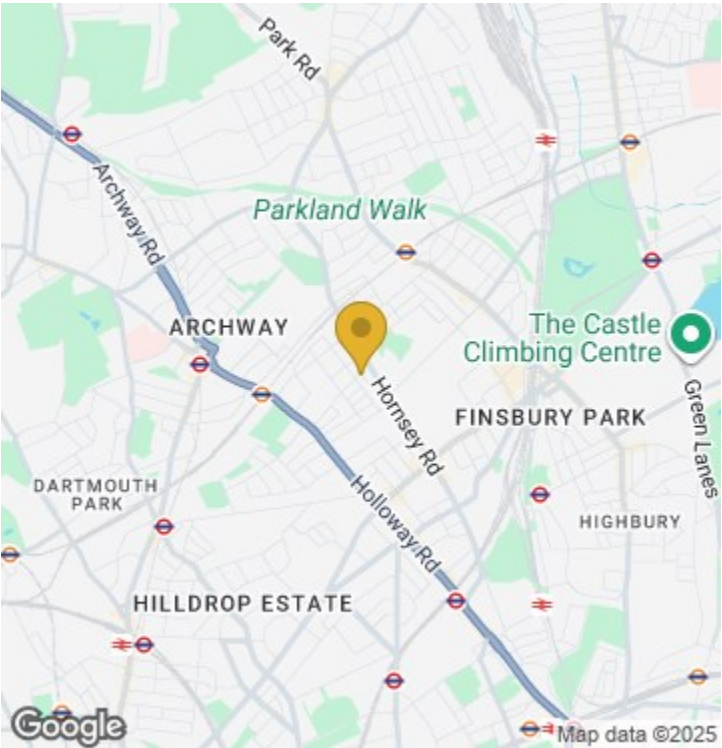
- CHARMING THREE-BEDROOM HOME WITH OFFICE SPACE
- PART FURNISHED
- PRIVATE DECKED GARDEN WITH LEAFY OUTLOOK
- AVAILABLE FROM 9TH JANUARY
- GREAT CONDITION THROUGHOUT
- PRIME LOCATION NEAR TRANSPORT AND CAFES

YOURS FOR  
£3,500 PCM

Nestled along one of Finsbury Park's most desirable tree lined streets, this period home artfully blends Victorian charm with contemporary character. Arranged over three beautifully presented floors, this inviting family home boasts bright interiors, thoughtful design details, and a tranquil garden oasis.

Located moments from the independent cafés, parks, and restaurants of Finsbury Park, and within easy reach of Finsbury Park and Archway stations, this is a home that truly captures the spirit of North London living.

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 | EU Directive 2002/91/EC |

| 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 | EU Directive 2002/91/EC |

- BEDROOMS: 4
- BATHROOMS: 2
- RECEPTIONS: 1

