



CORNWALL ROAD

APPROX. GROSS INTERNAL FLOOR AREA 2133 SQ FT / 198.4 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, 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. 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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CORNWALL ROAD

5 BEDROOM | 1 BATHROOM | HOUSE - TERRACED



OUR FAVOURITE FEATURES:

- > ORIGINAL FLORAL COVING
- > FEATURE FIREPLACE
- > FREE STANDING BATH

KEY FEATURES

- FREEHOLD TOWNHOUSE
- 5 DOUBLE BEDROOMS
- ORIGINAL WOOD FLOORING
- PRIVATE GARDEN WITH WORKSHOP
- BATHROOM W/ FREE STANDING BATH
- 0.7 MILES TO FINSBURY PARK STATION

**YOURS FOR
£1,450,000**

This glorious five bedroom, red bricked townhouse is brimming with original Victorian features that add character to an already beautiful space. A mix of woods, delicate feature tiling and walls painted in a palette of whites and grey tones, this Victorian property is a light filled home that's ready for living in.

As for location, you're spoilt for choice: Harringay, Harringay Green Lanes, Crouch Hill and Finsbury Park Stations are all within 0.8 miles of your splendid new residence. Even better news if you're a keen walker, as you'll be only 0.2 miles away from both Parkland Walk and Finsbury Park itself, fantastic news now that the sun is appearing - even if these storms never subside, there's plenty of trees to hide under or an independently run café in the park to take refuge in.



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	38	54
(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	34	47
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 5
- BATHROOMS: 1
- RECEPTIONS: 2

