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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent Google reviews 2006 to 2016



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Florence Road, Stroud Green N4

£500,000 FOR SALE

Flat - Conversion

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Florence Road, Stroud Green N4 £500,000

Description

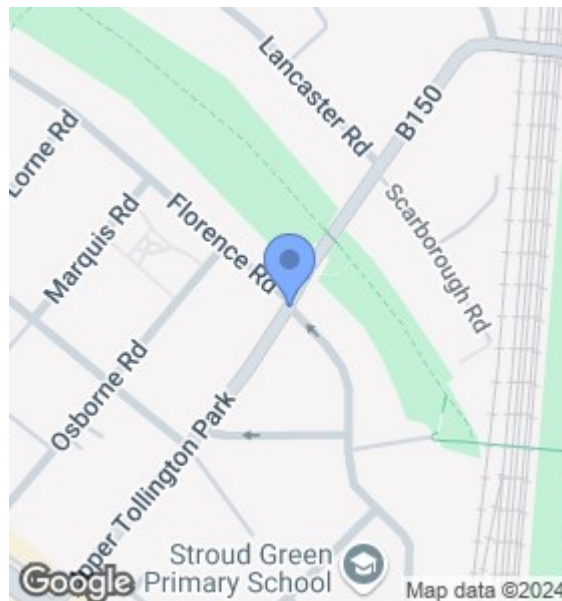
A bright and airy first floor converted flat, situated on Florence Road, Finsbury Park, N4. The property benefits from two bedrooms, a separate integrated kitchen, and a modern bathroom. SHARE OF FREEHOLD.

Conveniently located within walking distance to transports links (Finsbury Park station – underground & national rail, Crouch Hill - overground), and local amenities of Finsbury Park, Manor House, and Haringay. The large open green spaces of Finsbury Park & Parkland Walk are just a stones throw from the property too.

Key Features

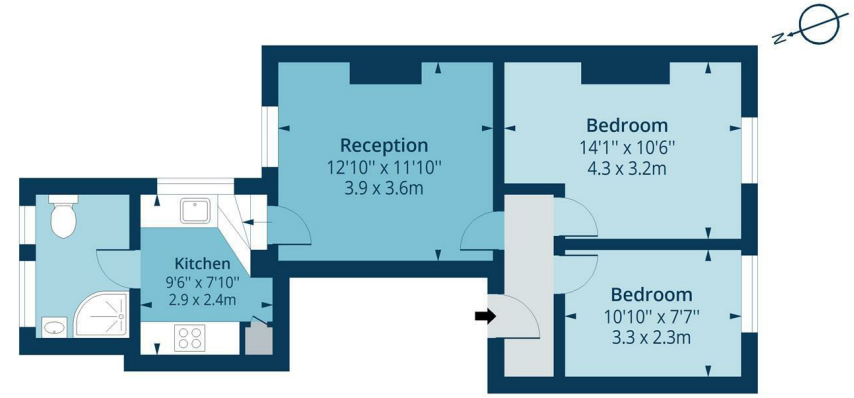
- Share of freehold
- Two bedrooms
- Kitchen & bathroom renovated 2021
- Excellent transport links- Finsbury Park station (Victoria & Piccadilly lines, National Rail), Crouch hill (Overground)
- Stones throw away from Finsbury Park (Great for running, sports & summer picnics) & Parkland walk (Great for quiet nature-filled walks)
- Gas central heating

Tenure Share of Freehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Haringey
Council Tax C



Floorplan

Florence Road, N4
Approx. Gross Internal Area 552 Sq Ft - 51.28 Sq M




First Floor
Floor Area 552 Sq Ft - 51.28 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC 		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.