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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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Cornwall Road, Finsbury Park N4

£425,000 FOR SALE

Flat - Duplex

1 1 1



Cornwall Road, Finsbury Park N4 £425,000

Description

A charming one-bedroom first floor period conversion offering a perfect blend of character and space, located in the heart of N4.

No onward chain

Share of Freehold – providing long-term security and control over the property.

Generous proportions – well-sized rooms throughout, ideal for both relaxing and entertaining.

Key Features

- Tenure

Lease Expires

Ground Rent

Service Charge

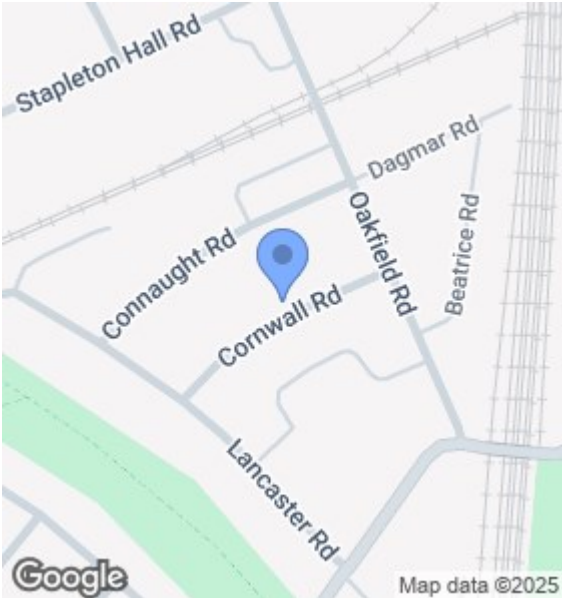
Local Authority

Council Tax
- Share of Freehold

to be confirmed

to be confirmed

to be confirmed



Floorplan

Cornwall Road, N4

Approx. Gross Internal Area 534 Sq Ft - 49.61 Sq M



First Floor
Floor Area 534 Sq Ft - 49.61 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.

lpaplus.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			
(39-54) E		59	75
(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.