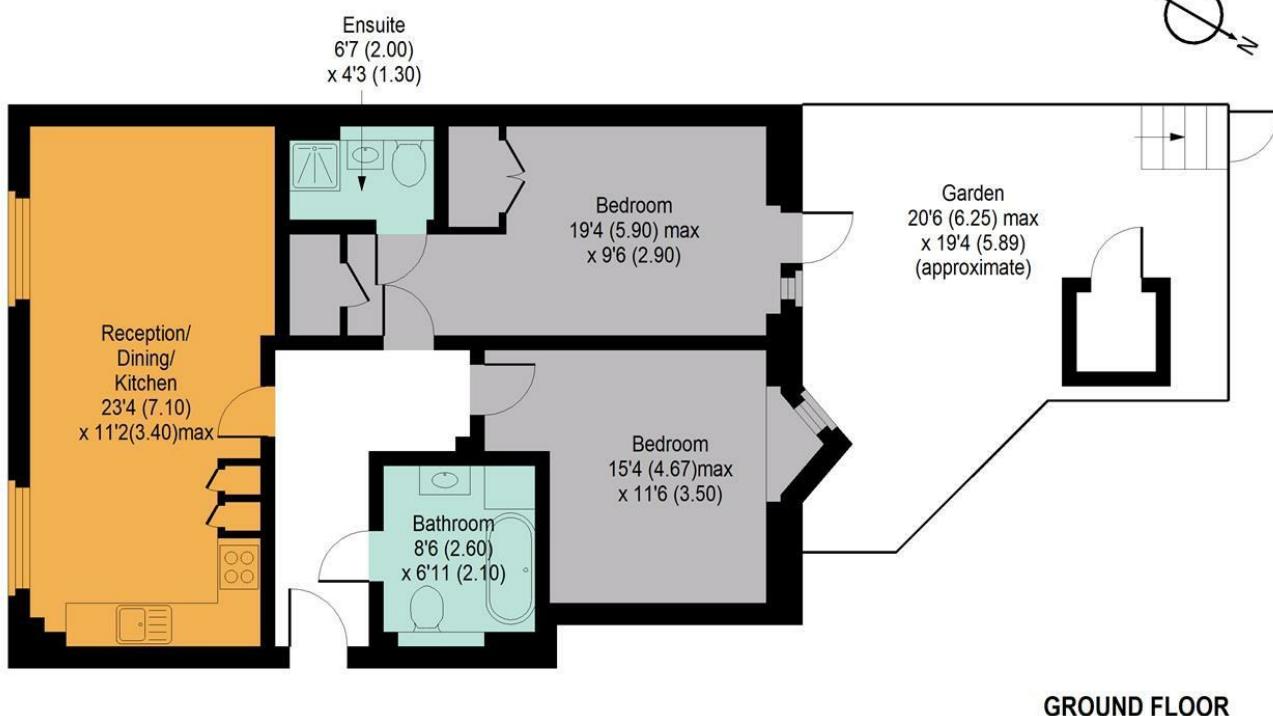




Hollyfield, N4

APPROX. GROSS INTERNAL FLOOR AREA 782 SQ FT / 72.6 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



Certified
Property
Measurer



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

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www.daviesdavies.co.uk

POOLE'S PARK

2 BEDROOM | 2 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASHOULD PROPERTY (OVER 100 YEARS)
- > SERVICE CHARGE: £178 PER MONTH
- > GROUND RENT: £300 PER ANNUM
- > COUNCIL TAX BAND: D

KEY FEATURES

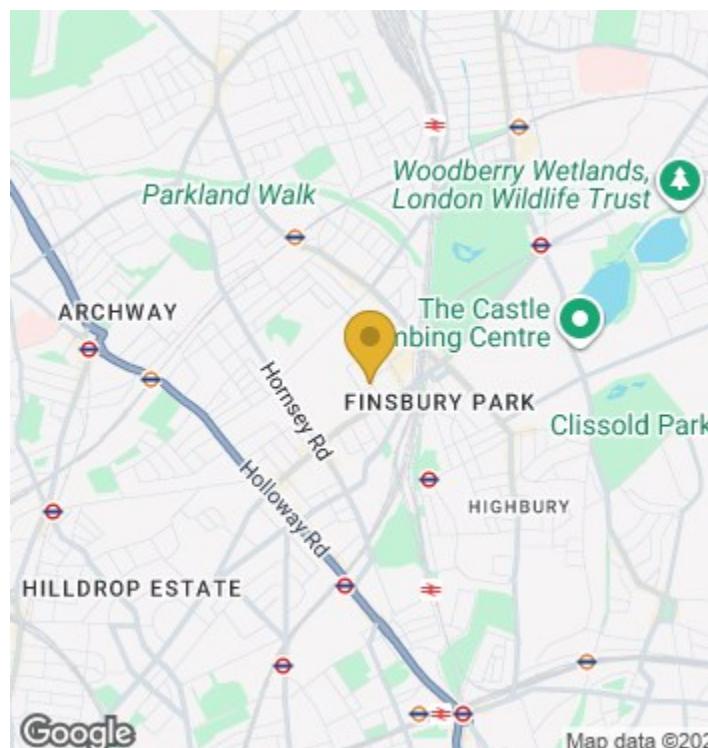
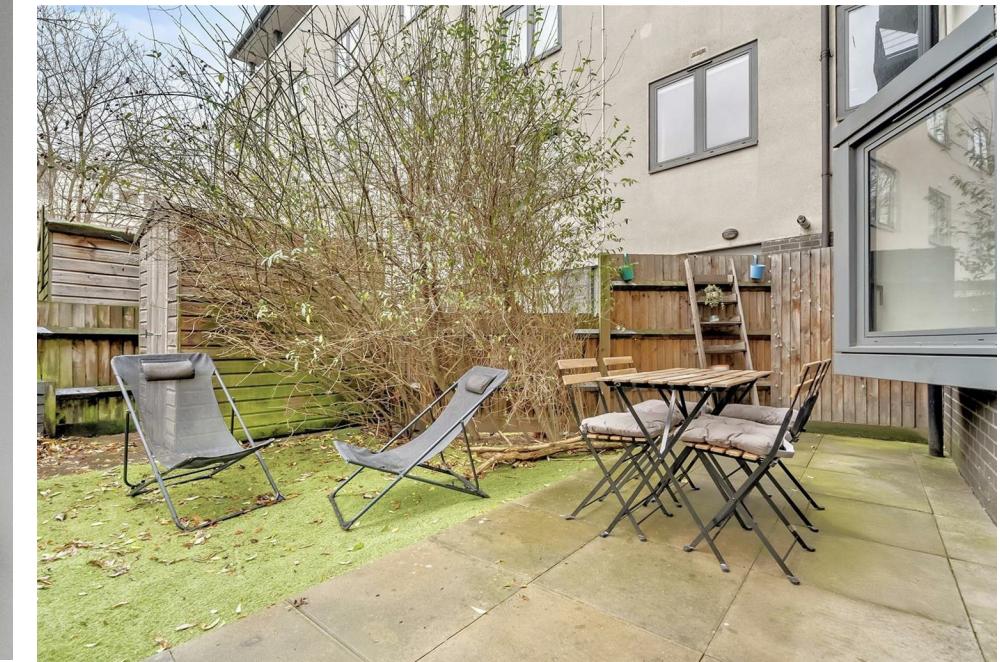
- TWO DOUBLE BEDROOMS, WITH EN SUITE
- OPEN-PLAN KITCHEN/RECEPTION
- PRIVATE PATIO SPACE
- SECURE, WELL-MAINTAINED DEVELOPMENT
- LOCAL AMENITIES NEARBY
- 0.2 MILES TO FINSBURY PARK STATION

YOURS FOR
£625,000

Set within the modern Hollyfield development, this well presented ground floor apartment offers generous proportions, excellent natural light and the rare benefit of private outdoor space, all moments from the green open spaces of Finsbury Park.

The flat is positioned within a well maintained, secure development and is ideally located for access to Finsbury Park Station, offering excellent transport links via the Victoria and Piccadilly lines, National Rail services, and easy access to local shops, cafés and amenities along Stroud Green Road.

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 | |

| 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: 2
 RECEPTIONS: 1

The Property Ombudsman
 naea propertymark
PROTECTED