



13A Lancaster Road, Finsbury Park, N4 4PJ

PCM  
£1,350 PCM

 **Coultons**

## PROPERTY SUMMARY

£250 will be added to rent for all Utility Bills, Council Tax and Wi-Fi

We are delighted to present this spacious and characterful studio apartment on Lancaster Road, set within the lively and well-connected neighbourhood of Finsbury Park, N4. Situated on the ground floor of an impressive three-storey Victorian house, the property offers a bright and comfortable living space with a modern fitted kitchen, contemporary shower room, double glazing, gas central heating, laminate flooring and access to a rear garden.

Lancaster Road sits in the heart of Stroud Green, just moments from an excellent array of cafés, restaurants, pubs and independent shops. Finsbury Park Station is within easy reach, providing outstanding transport links via the Victoria and Piccadilly lines, National Rail services and numerous bus routes.

Early viewing is strongly recommended.

Offered furnished, the property is available with an additional charge of £250 per calendar month, which covers all utility bills, Council Tax, and Wi-Fi, offering convenient, all-inclusive living in a well-connected North London location.

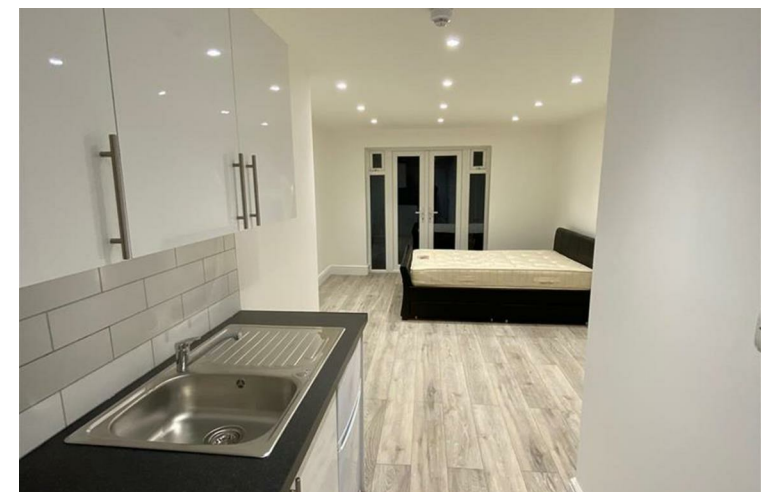
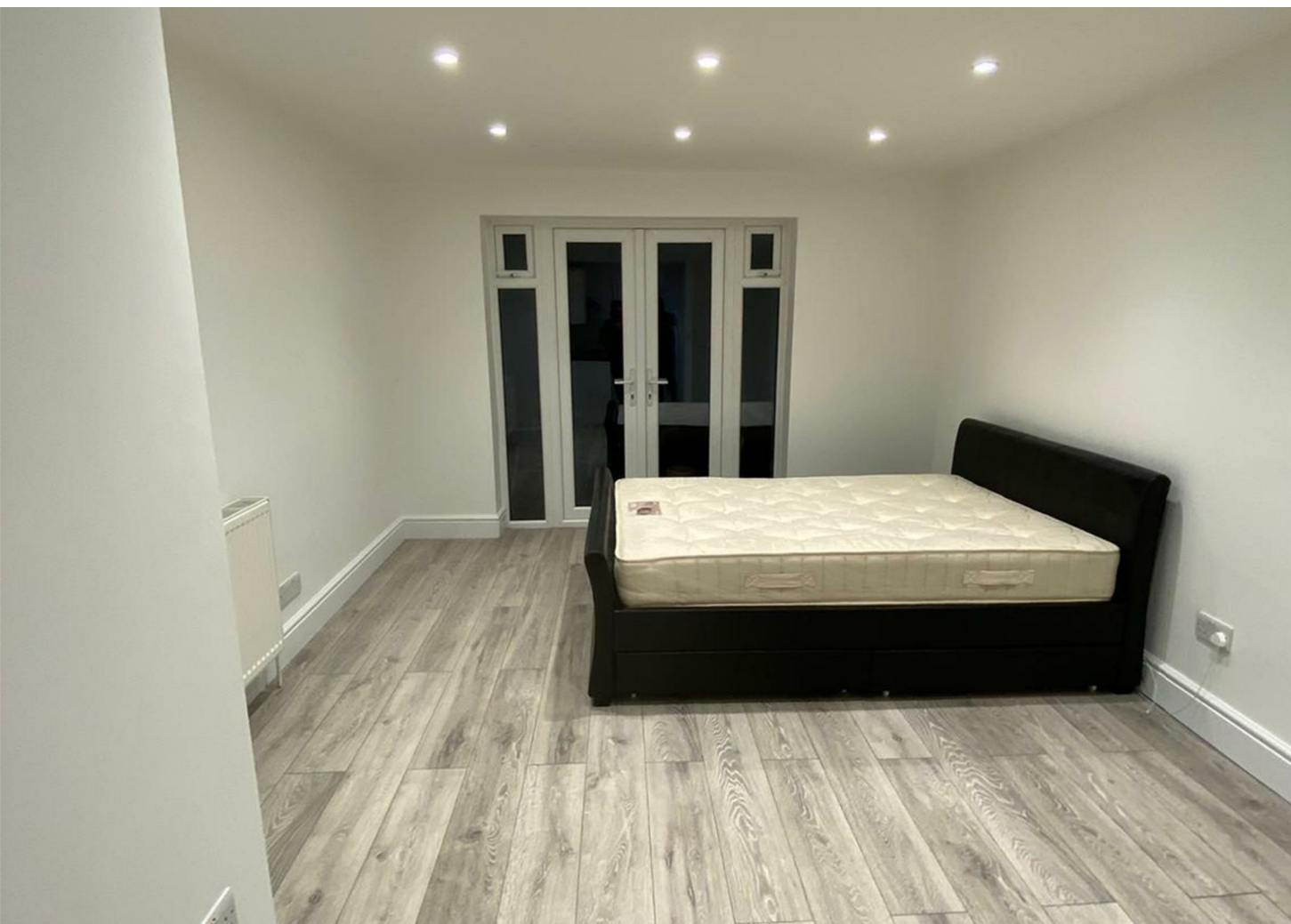
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## LOCAL AUTHORITY

## TENURE

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

| 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<br>2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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