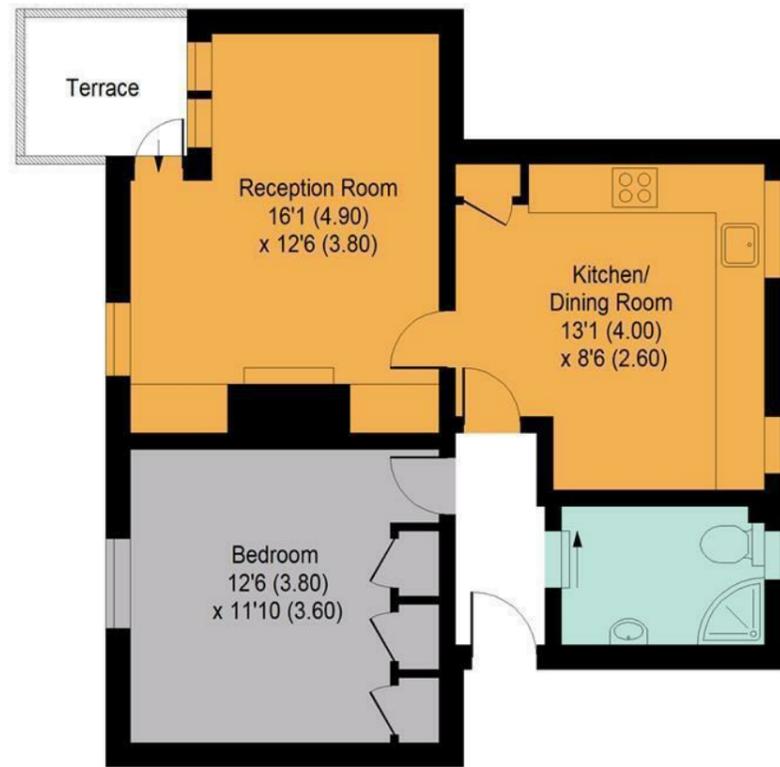




Connaught Lodge, N4

APPROX. GROSS INTERNAL FLOOR AREA 591 SQ FT / 54.9 SQ M (EXCLUDING TERRACE)
APPROX. GROSS INTERNAL FLOOR AREA 630 SQ FT / 58.5 SQ M (INCLUDING TERRACE)



GROUND FLOOR

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 representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically 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 basis of valuation.

www.lpaplus.com



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

CONNAUGHT LODGE

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

£375,000

LEASEHOLD – 125 YEARS FROM 2022

GROUND RENT - £10.00 PA

SERVICE CHARGE - £2560.51 PA

COUNCIL TAX BAND C

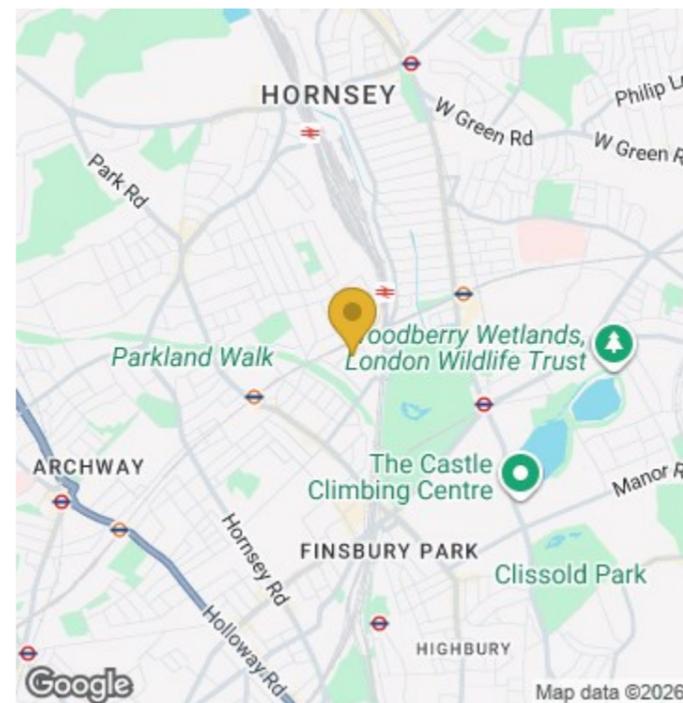
EPC - C

KEY FEATURES

- 1 DOUBLE BEDROOM
- OFFERED CHAIN FREE
- BALCONY AND COMMUNAL GARDEN
- SEPARATE EAT-IN KITCHEN
- WELL PRESENTED THROUGHOUT
- 0.3 MILES TO HARINGEY STATION

YOURS FOR £375,000

SEE MORE PROPERTIES ONLINE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

