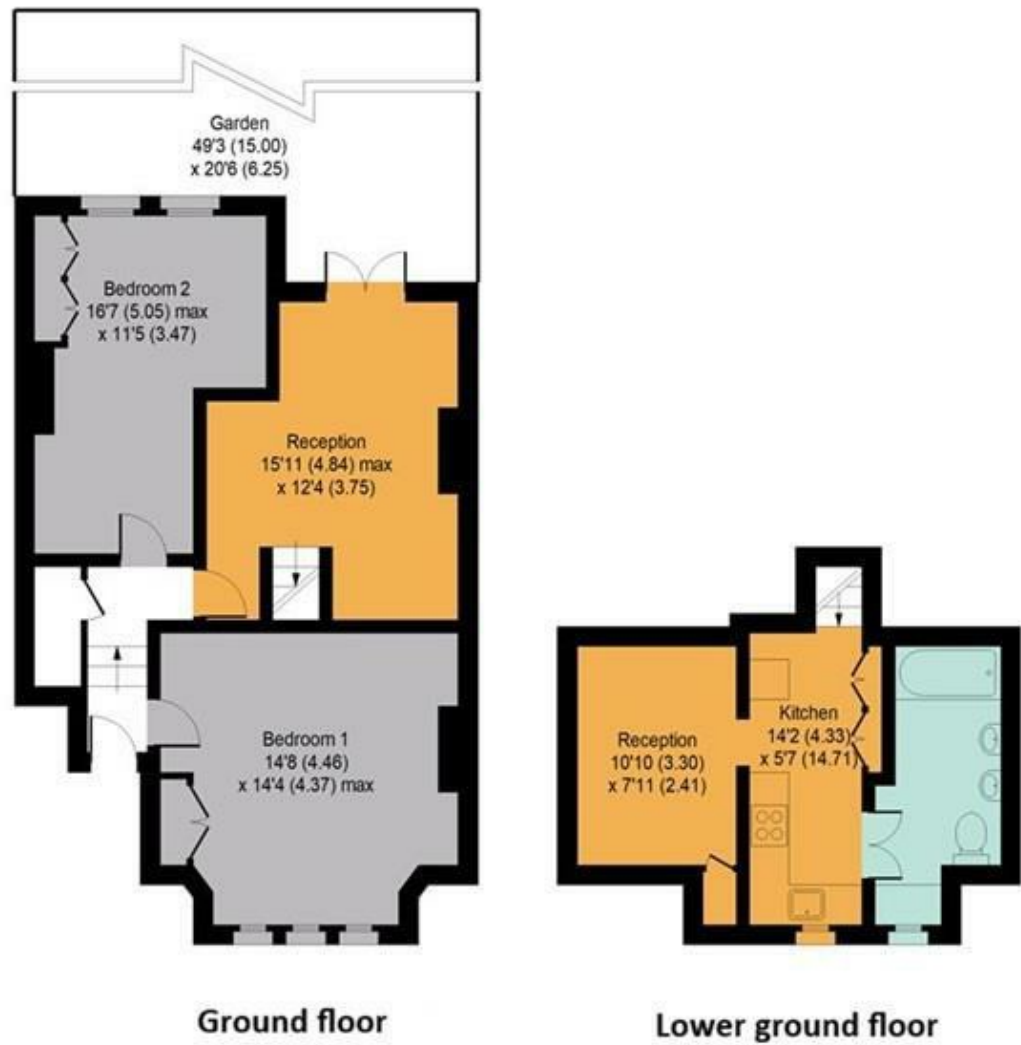




Addington Road N4

APPROX. GROSS INTERNAL FLOOR AREA 893 SQ FT / 82.9 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.
lpplus.com



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ADDINGTON ROAD

2 BEDROOM | 1 BATHROOM | MAISONETTE



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > PRIVATE GARDEN
- > COUNCIL TAX BAND: D
- > EPC RATING: D

KEY FEATURES

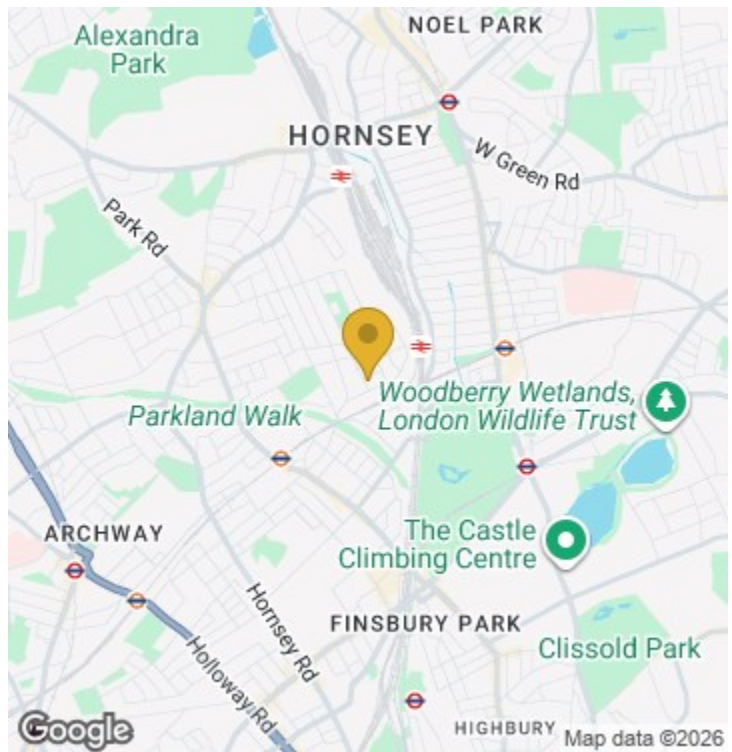
- TWO-BEDROOM FLAT WITH ORIGINAL FEATURES
- SUNNY SOUTH-FACING PRIVATE GARDEN
- QUIET AND PEACEFUL ROAD
- WINE BARS AND CAFÉS WITHIN A 5-MINUTE WALK
- FRIENDLY COMMUNITY WITH GREAT NEIGHBOURLY SPIRIT
- 5 MINUTE WALK TO BOTH CROUCH END STATION AND HARRINGAY STATION

**YOURS FOR
£825,000**

A charming two-bedroom flat set on one of the most sought-after roads in the Finsbury Park area, this property combines character, light, and convenience. Located on an extremely quiet street, the flat offers a peaceful retreat from the bustle of London, while still being within easy reach of excellent transport links. The property is ideally situated just a 5-minute walk from both Crouch End Station and Haringay Station, the latter providing a direct line straight into the City Centre—perfect for the modern commuter.

This is a rare opportunity to acquire a well-located home on Addington Road, one of the prime residential streets in the local area, offering the perfect combination of quiet living, outdoor space, and excellent local amenities.

SEE MORE PROPERTIES ONLINE



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 72 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | EU |

| 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 | EU |

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

