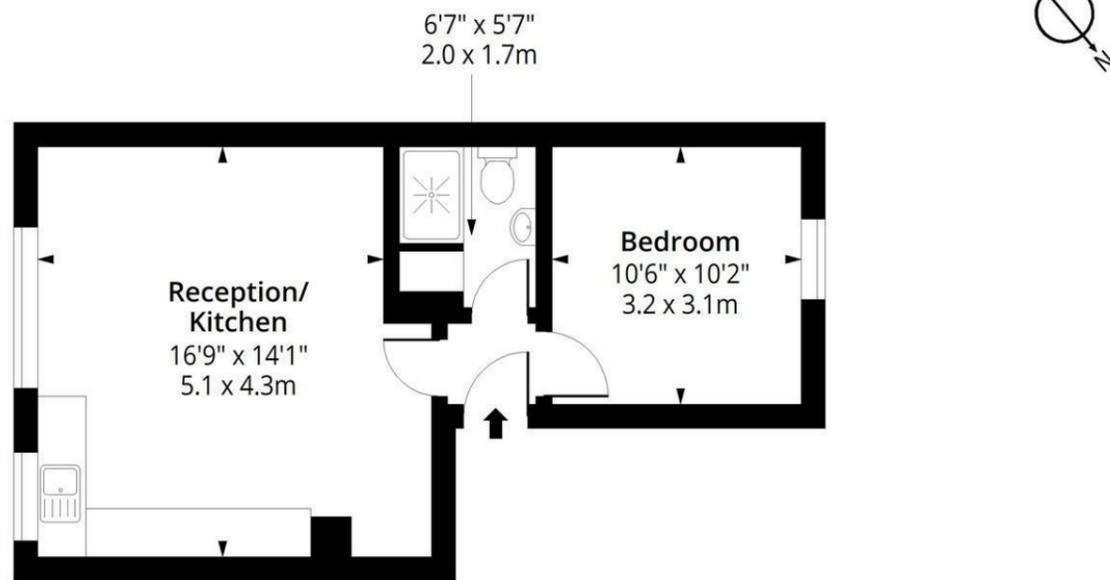




Perth Road N4

Approx. Gross Internal Area 427 Sq Ft - 39.67 Sq M



Third Floor

Floor Area 427 Sq Ft - 39.67 Sq M

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, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification 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 a basic of Valuation.



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

PERTH ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

B
HARINGEY- STROUD GREEN
WARD

DEPOSIT AMOUNT:

£1,903*

CONTRACT TERM

12 MONTHS

*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

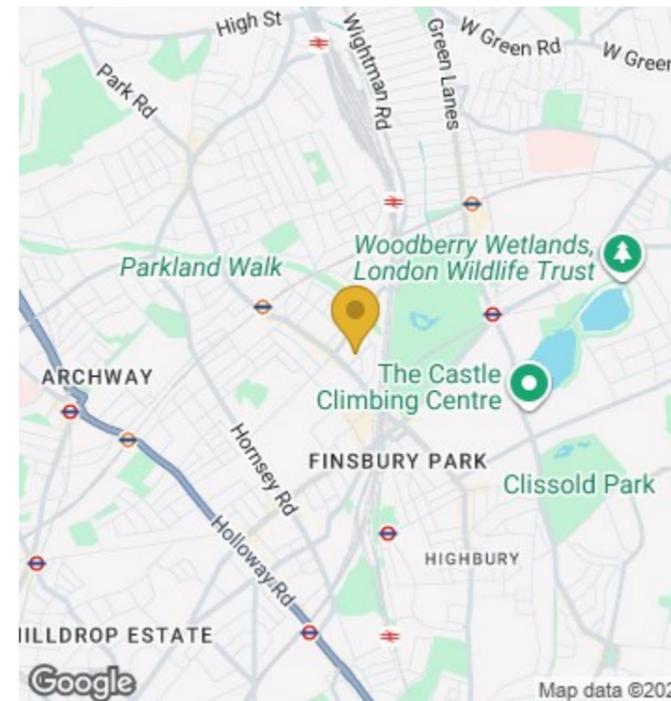
KEY FEATURES

- 1 DOUBLE BEDROOM
- OPEN PLAN LIVING SPACE
- PART- FURNISHED
- AVAILABLE IMMEDIATELY
- EPC RATING D
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,650 PCM

After unlocking the cobalt blue entry door, you'll ascend a carpeted stairway towards the second floor. The kitchen and reception is first on the tour, which has been configured to maximizing the light and space flowing through the room. The focal point of this delightful open plan space is the large original sash windows fitted a few years ago, casting a wealth of natural light to dance across the room. Residing beside a deep charcoal grey sofa are three chunky staggered floating shelves, perfect for displaying Parisian novels, potted ivy, and photographic prints. A pleasing transition between kitchen and living features here, with a subtle wooden floor divider separating new carpets and recently laid linoleum. Subway tiling forms the splashback in the kitchen, alongside an industrial-style stainless steel pendant lighting fixture that hangs above a glass dinette, with room for four. Recently fitted spacious IKEA wardrobes with glass fronted sliding doors provide an added intrigue and practicality in the bedroom, found towards the rear of the property. Brand new fitted bathroom with new built in shower with overhead shower, large storage alcove and sink with storage and fully tiles with white bistro tiles.

VIEW MORE ON
OUR WEBSITE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	68 → 77
(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	
(82 plus) A	68 → 77
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(9-20) F	
(1-8) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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

