



Hornsey Road, N19 4EB

Asking Price Of £399,999
Leasehold



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Providing two double bedrooms and a fantastic private roof terrace arranged over the second floor. Presented in excellent internal condition features include a spacious semi open plan kitchen reception space featuring a stylish fitted kitchen and wooden flooring. There's a smart three piece bathroom suite with large window, two well proportioned / even double bedrooms with one providing access to the large wooden decked roof terrace allowing great views over neighbouring gardens. Located within easy access of Finsbury Park station (Victoria & Piccadilly lines) this location is also well served by numerous shopping facilities in Stroud Green, Holloway and Crouch End. Internal viewing is highly recommended for those seeking two great size bedrooms and a private outside space at an affordable price range.

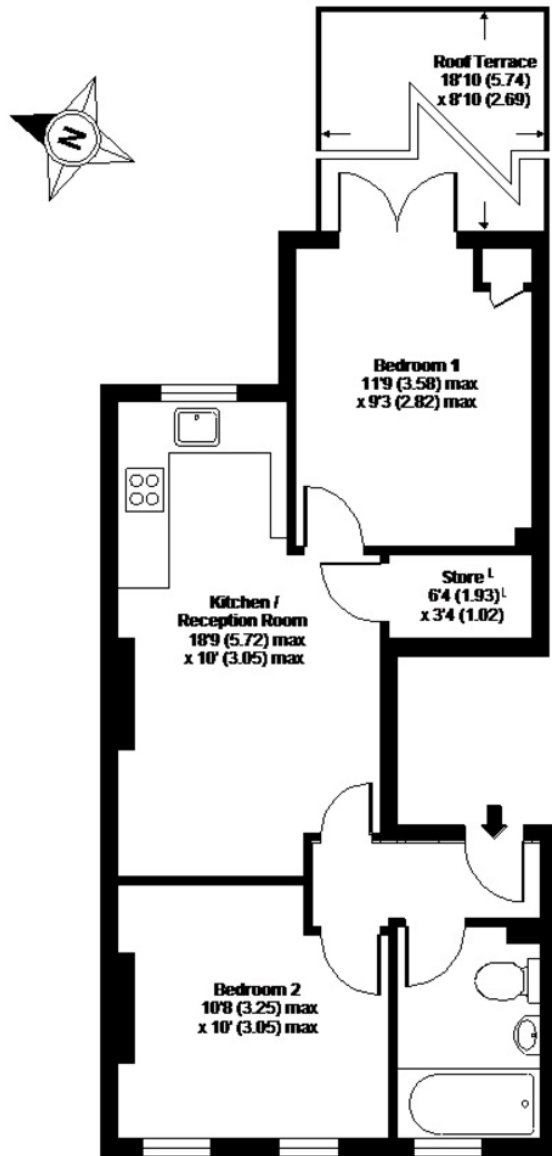
- Two bedroom converted flat
- Large private roof terrace
- Two even double bedrooms
- Modern bathroom suite
- Spacious open plan kit/ reception
- Features wooden flooring
- Large store cupboard
- Double glazed throughout





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APPROX. GROSS INTERNAL FLOOR AREA 486 SQ FT 45.1 SQ METRES



SECOND 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 representation purposes only as defined by 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 a basis of valuation.

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DAVID ANDREW

your most valuable asset

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

City Office



T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B	82	82
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

