



Birnam Road

£2,000 pcm

Stunning, extremely spacious one bedroom apartment with a separate kitchen/dining area, set on the top three levels of this Victorian conversion, located in the heart of the ever-popular Stroud Green area and less than 10-minute walk from Finsbury Park Station.

Property features include a large separate reception room, split over three levels, open plan fully fitted kitchen with a spacious dining area ideal for entertaining. Further features include a spacious bedroom, modern bathroom, gas central heating, ample storage, double glazed windows, well maintained throughout and complimented by an abundance of natural light.

Birnam Road is in a prime location, just a short 10-minute walk from Finsbury Park Station (Victoria and Piccadilly Line), as well as all the local amenities Stroud Green has to offer. Offered Unfurnished, Available 24th of August.

- Spacious One Bedroom
- Comprising 755sqft/71sqm
- Separate Kitchen/Dining & Living are CRating: B
- Modern Fully Fitted Kitchen
- Offered Unfurnished
- Three Piece Bathroom
- Available 24th of August



















| Energy Efficiency Rating | | |
|--|--------------------------|-------|
| | Current | Poten |
| Very energy efficient - lower running costs (92+) | | |
| | | |
| (81-91) B | 81 | 8 |
| (69-80) | | |
| (55-68) | | |
| (39-54) | 113 | |
| (21-38) | | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directiv 2002/91/E | |
| WWW.EPC4U.C | ъм. | |

Agent's Note:

Whilst Care has been excercised 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.

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

Stroud Green Office

167 Stroud Green Road London N4 3PZ

T (0)207281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk







