

Eade Road, N4 1DH

£429,995 LEASEHOLD

A stunning one bedroom split level top floor Victorian conversion, located on a desirable residential turning, moments from the green open space of Finsbury Park. Occupying over 600 Sq Ft of living space, the property has recently been refurbished to a high standard providing a flair of sophistication and style throughout. Benefits including a stunning reception room with access to a private balcony which offers picturesque views, contemporary kitchen/diner, one double bedroom and stylish bathroom. Conveniently located for the bars and restaurants of Stroud Green and Green Lanes, Harringay and fantastic transport links all within short walking distance via Finsbury Park station (Victoria Line, Piccadilly Line and National Rail), Manor House Tube station (Piccadilly Line) and Harringay Green Lanes Overground station.

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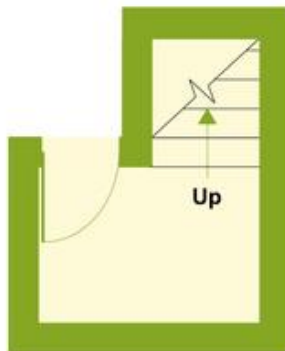
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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APPROX. GROSS INTERNAL FLOOR AREA 614 SQ FT 57 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Denotes restricted
head height




FIRST FLOOR




SECOND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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