

**Birnam Road, Finsbury Park
2 Bedroom Flat**

Price: £340 pw



- ✓ Stylish One Bedroom Flat
- ✓ Hi Spec Fitted Kitchen
- ✓ Open Plan Kitchen/Reception

- ✓ Roof Terrace
- ✓ Oak Solid Wood Flooring
- ✓ Separate Dining Room/Study

Birnam Road, Finsbury Park

An exceptional and energy efficient one bedroom flat with study located on Birnam Road, Finsbury Park, N4.

Finished to a high standard throughout this property features a master bedroom with sliding doors leading on to a private roof terrace, contemporary stylish bathroom, a spacious open plan reception room with a high spec fitted kitchen with integrated appliances and a separate dining room/study with solid oak herringbone floors and modern window shutters.


Located on a lovely tree lined street close to the amenities of Stroud Green and Finsbury Road.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	83	83
(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	