

# Your local property experts

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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thinking local

020 8342 9444  
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**44 Finsbury Road, London N22**

**£375,000** FOR SALE

*Apartment - Purpose Built*

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# 44 Finsbury Road, London N22

£375,000

## Description

A bright and well-proportioned two-bedroom converted apartment set within a popular residential pocket of N22. This chain-free home offers a blend of period charm and modern convenience, making it ideal for first-time buyers, downsizers, or investors seeking a strong rental location. Positioned moments from transport links, green spaces, and local amenities, it's a fantastic opportunity in a sought-after North London neighbourhood.

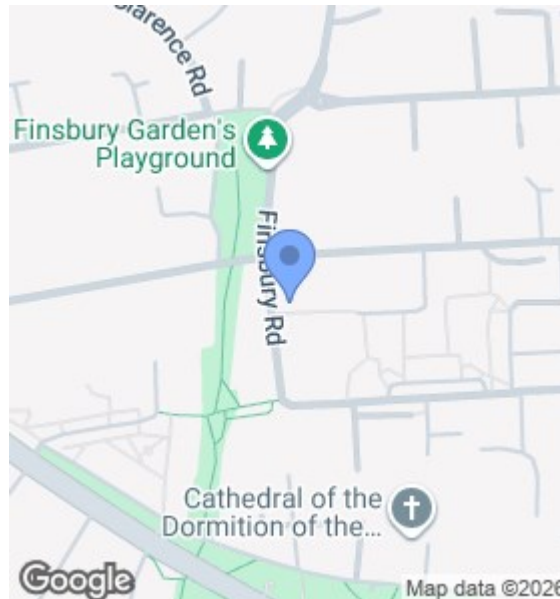
### Key Features

Two bedrooms with good natural light

Chain-free sale for a smooth and swift transaction

## Key Features

|                        |                 |
|------------------------|-----------------|
| <b>Tenure</b>          | Freehold        |
| <b>Lease Expires</b>   | to be confirmed |
| <b>Ground Rent</b>     | to be confirmed |
| <b>Service Charge</b>  | to be confirmed |
| <b>Local Authority</b> | Haringey        |
| <b>Council Tax</b>     | C               |



## Floorplan

### Finsbury Road, London, N22

Approximate Area = 491 sq ft / 45.6 sq m

For identification only - Not to scale




Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vintcha.com 2023. Produced for Philip Alexander Estate Agents. REF: 1017189

## EPC

| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) A                                 |  |   |           |
| (81-91) B                                   |  |   |           |
| (69-80) C                                   |  | 78  | 78        |
| (55-68) D                                   |  |   |           |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.