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*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent Google reviews 2006 to 2016



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**Blackstock Road, London N4**

**£310,000** FOR SALE

Flat - Duplex

1 1 1



# Blackstock Road, London N4

£310,000

## Description

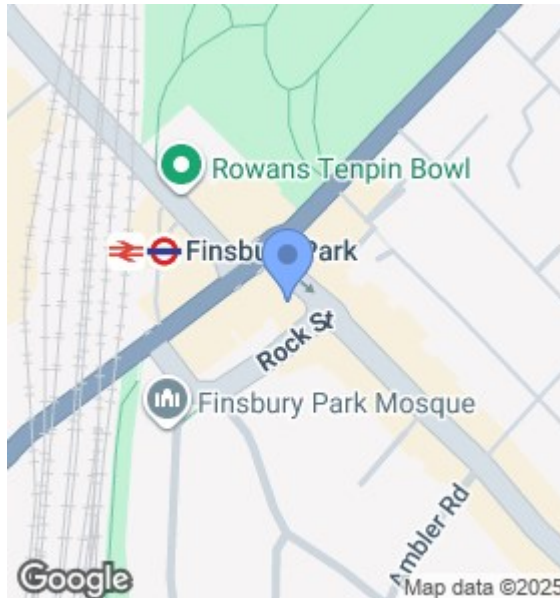
A nicely presented one bedroom duplex flat, located on Blackstock Road in Finsbury Park. This property offers a nice blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples.

The layout of this duplex property comprises a kitchen and living area on the ground floor with bedroom and bathroom upstairs. The property also comes with a courtyard garden space.

The property is located within a couple of minutes' walk to Seven Sisters Road, and a further short walk to Finsbury Park tube and train station. Local residents have a large choice of local amenities with Stroud Green, Finsbury Park, and Crouch End all within close proximity. The green spaces of Parkland Walk and Finsbury Park are also within walking distance.

## Key Features

<b>Tenure</b>	Share of 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>	Islington
<b>Council Tax</b>	C



## Floorplan

### Blackstock Road, N4

Approx. Gross Internal Area 374 Sq Ft - 34.74 Sq M



**Ground Floor**

Floor Area 183 Sq Ft - 17.00 Sq M



**First Floor**


Floor Area 191 Sq Ft - 17.74 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.