

**TO LET**



**Queens Drive, Finsbury Park, London, N4**  
**£2,400 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# Queens Drive, Finsbury Park, London, N4

Beautifully presented one double bedroom raised ground floor apartment located in this fantastic converted period property.

The flat offers a secure gated entrance, spacious living room with high ceiling, wood floor and large bay window, modern fitted kitchen, modern bathroom and separate w.c, double bedroom with wood floor, large storage cupboard, gardens.

Queens Drive is perfectly located for the amenities of the prestigious Highbury Barn and Blackstock Road. The green open spaces of Clissold Park, Finsbury Park and the bars and restaurants of the vibrant Stoke Newington Church St are also close by. Transport Links are well serviced with Arsenal (Piccadilly Line) and Finsbury Park (Victoria Line) tube stations both a short distance away. There are also great bus links nearby to the property taking into the City and the West End.

Hackney Council Tax Band C  
Five weeks deposit required £2769  
Minimum annual household income to meet referencing criteria £72,000

- One double bedroom
- Converted period flat
- Living room
- Fitted kitchen
- Modern bathroom+separate w.c
- Communal gardens
- Secure gated entrance





**Queens Drive  
Finsbury Park  
London  
N4 2BB**

Tenure:  
Gross Internal Area: 567.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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