



### Isledon Road, N7

APPROX. GROSS INTERNAL FLOOR AREA 993 SQ FT / 92.3 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. [lpaplus.com](http://lpaplus.com)



## DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

## ISLEDON ROAD

2 BEDROOM | 1 BATHROOM | MAISONETTE



**MATERIAL INFORMATION:**

- > COUNCIL TAX BAND: D
- > EPC RATING: C
- > 0.3 MILES FROM FINSBURY PARK UNDERGROUND AND OVERGROUND
- > PRIVATE GARDEN AND SEPERATE STUDY

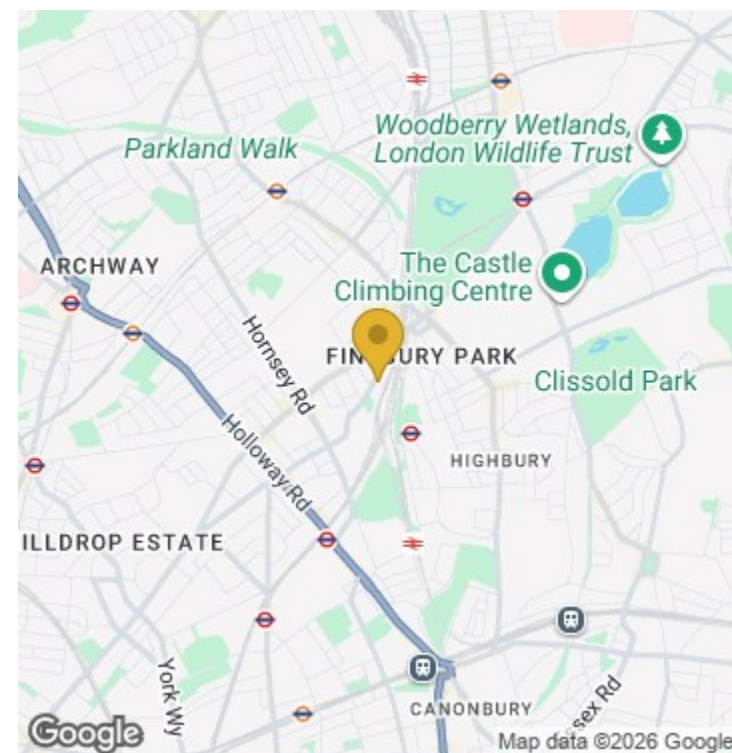
- KEY FEATURES**
- TWO-BEDROOM GARDEN MAISONETTE, WITH OWN PRIVATE ENTRANCE
  - ARRANGED OVER TWO LEVELS
  - SPACIOUS RECEPTION ROOM
  - SEPARATE KITCHEN + STUDY
  - TWO DOUBLE BEDROOMS
  - PRIVATE REAR GARDEN
  - AIRPORT GRADE ACOUSTIC GLASS PLUS SECONDARY GLAZING IN ALL STREET-FACING WINDOWS

**YOURS FOR £650,000**

Set across two well-arranged levels, this beautifully proportioned two bedroom garden maisonette offers generous, balanced living space, combining period character with practical modern living.

Isledon Road is ideally located for both Finsbury Park and Highbury, with excellent transport links, green spaces and a vibrant local food and café scene nearby. Finsbury Park Station offers Victoria, Piccadilly and National Rail services.

**SEE MORE PROPERTIES ONLINE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	81
		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	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

