

2 Bed Apartment In 12 Turle Road , Islington, N4 3LZ

£479,500





SHORT DESCRIPTION

Property Ref: 16990 Light, bright and spacious third, top floor apartment, moments from trendy Stroud Green and 10 minutes' walk from Finsbury Park Station, Zone 2. Two double bedrooms. The spacious apartment overlooks Wray Crescent Park, community garden and playground and is one of five apartments in an imposing, semi-detached Victorian House, converted into apartments in the 1980s. Located on Turle Road, a cul de sac, residents benefit from no through traffic. Offering flexible and spacious living space, the apartment has a large 23 ft living room with bespoke double dividing doors, providing privacy for double bedroom or office space, and has generous eaves and cupboard storage space. The main bedroom has a fitted wardrobe and is opposite a modern bathroom with bath, thermostatic controlled shower, sink, toilet and built-in stainless steel cabinet and is tiled throughout. The separate kitchen offers sweeping views across the park and up to Highgate, while providing ample cupboard space, room for a breakfast table and is equipped with a stainless steel AEG fan oven, Bosch gas hob, extractor fan, fridge freezer, Bosch washing machine and a John Lewis stainless steel dish washer. Flooring throughout is engineered oak while the separate entrance hall and staircase is carpeted and offers space for bicycle storage. Stroud Green with its shops, cafes restaurants and cafes is less than 10 minutes' walks. Close by supermarkets include Tescos in Stroud Green and Lidl at Finsbury Park. As well as Wray Crescent and its park, community garden and children's playground there are many green spaces a short walk away. Finsbury Park, one of London's largest, has amenities from an athletic's track, to basket ball and tennis courts and much more. There is also the Green Way, a linear park, linking Finsbury Park to Highgate. Property Type: Apartment Full selling price: £479500.00 Pricing Options: Offers in the region of Tenure: Share of Freehold Council tax band: C EPC rating: D Measurement: 676 sq.ft. Parking: Allocated, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----

2

Bed Room(s)

1

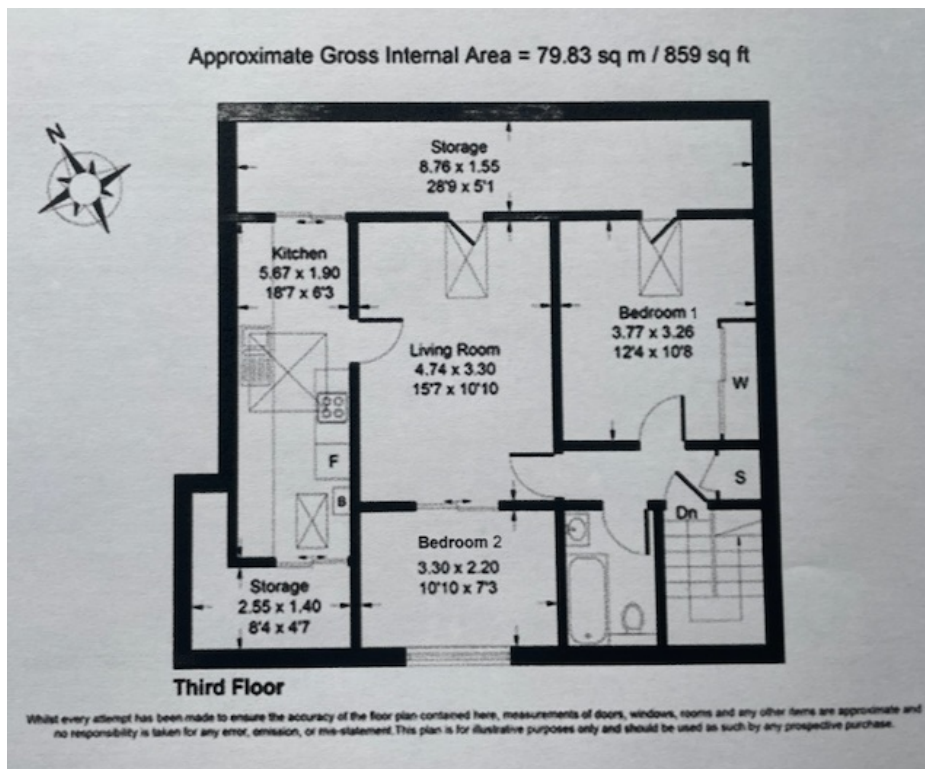
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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