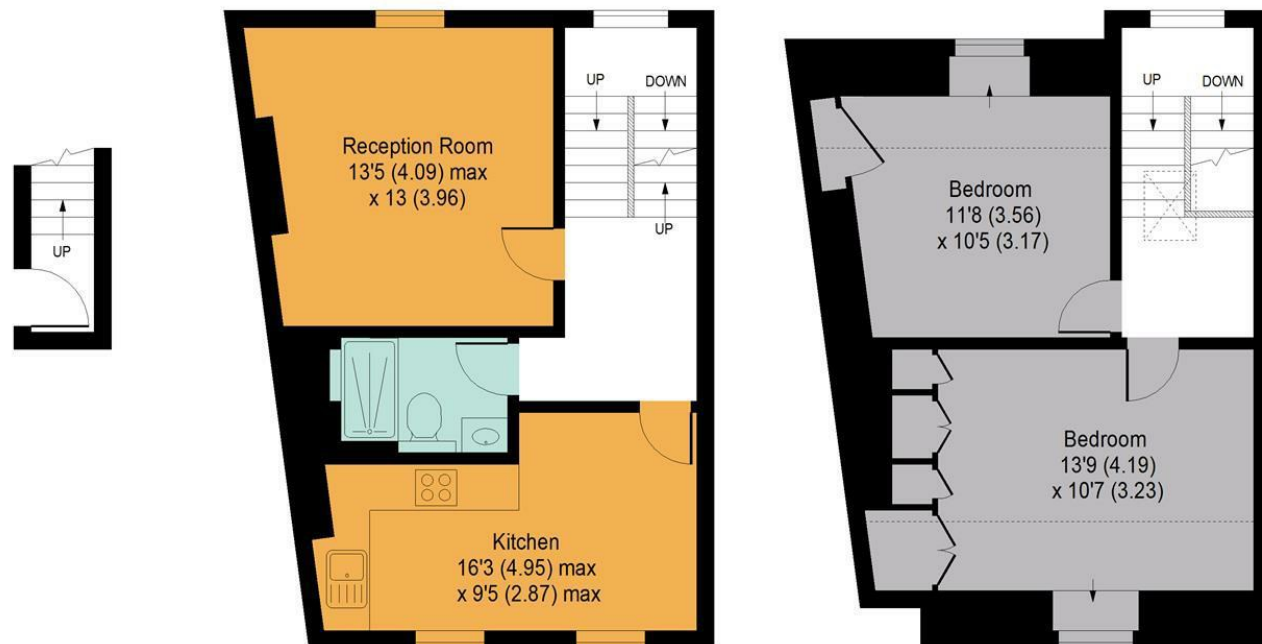




Moray Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81.19 SQ M



FIRST FLOOR ENTRANCE

SECOND FLOOR

THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as basis of valuation.

www.lpaplus.com

We recommend sellers and/or potential buyers use the services of the providers listed below. Should you decide to use the services of the provider you should know that we would expect to receive a referral fee recommending you to them. These services and referral fees are:

£300.00 (approx.) per referral from Heron Financial - £80.00 (approx.) per referral from LEA surveyors - £120.00 per referral from Setfords Solicitors LLP - £125.00 per referral from Simply Conveyancing

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.



DAVIES & DAVIES ESTATE AGENTS

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

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www.daviesdavies.co.uk

MORAY ROAD

2 BEDROOM | 1 BATHROOM | FLAT



OUR
FAVOURITE
FEATURES:

> ORIGINAL WOOD
FLOORING

> FEATURE FIRE PLACE

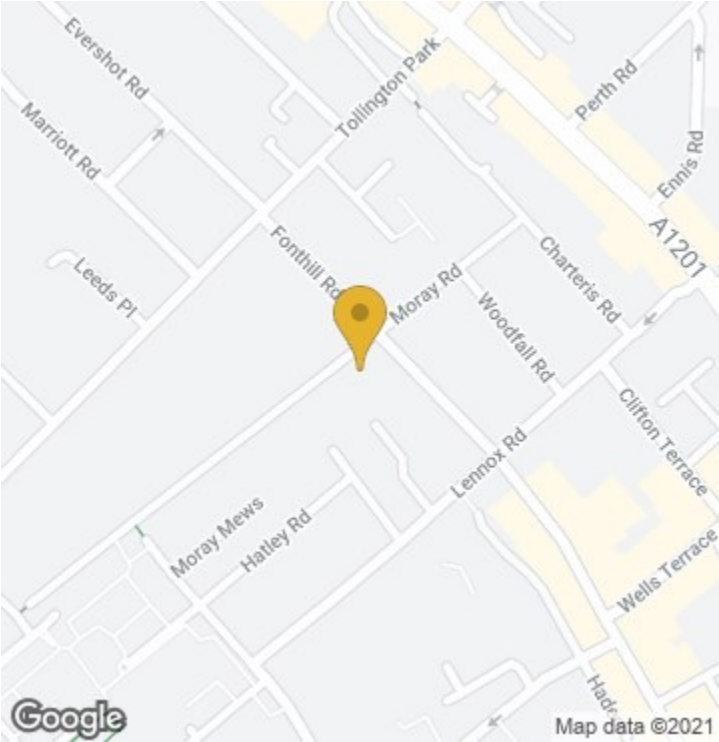
> ORIGINAL
CORNICING

KEY FEATURES

- 2 BEDROOM MAISONETTE
- SHARE OF FREEHOLD
- SHARED REAR GARDEN
- UNDERFLOOR HEATING
- EPC RATING D
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR
£630,000

On entry to the first floor you are greeted by a rather attractive dine-in kitchen where two double sash windows allow floods of natural light into the room to create a sense of tranquility. On trend white subway tiles and cream units line the kitchen, accompanied by under cabinet spotlights and a solid wood worktop, surrounding all appliances. Here you'll find handsome solid wood flooring which features throughout the property. Adjacent to the kitchen awaits the living room, incorporating a double sash window and ornate fireplace fashioned with charcoal tiles that 'pop' against the contrasting background of the crisp white walls and hosting alcove space either side, perfect for inbuilt shelving options. Between the reception room and kitchen lies the modern bathroom, housing a full sized walk in shower, separate WC and intuit storage cabinets, attractively lined with fresh, pale mint tiling. An alluring, rich wooden staircase leads you upwards to the second floor loft conversion with full head height ceilings – a rare added benefit. Here you will find two double bedrooms, with the master boasting views over the garden to the rear. This space also benefits from double inbuilt storage cupboard and ample room for a double bed. This stunning ground floor converted flat within a Victorian period conversion, beaming in natural hues, contemporary fixtures and boasting its own private garden, is ideal for first time buyers and property moguls alike.



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	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81

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

