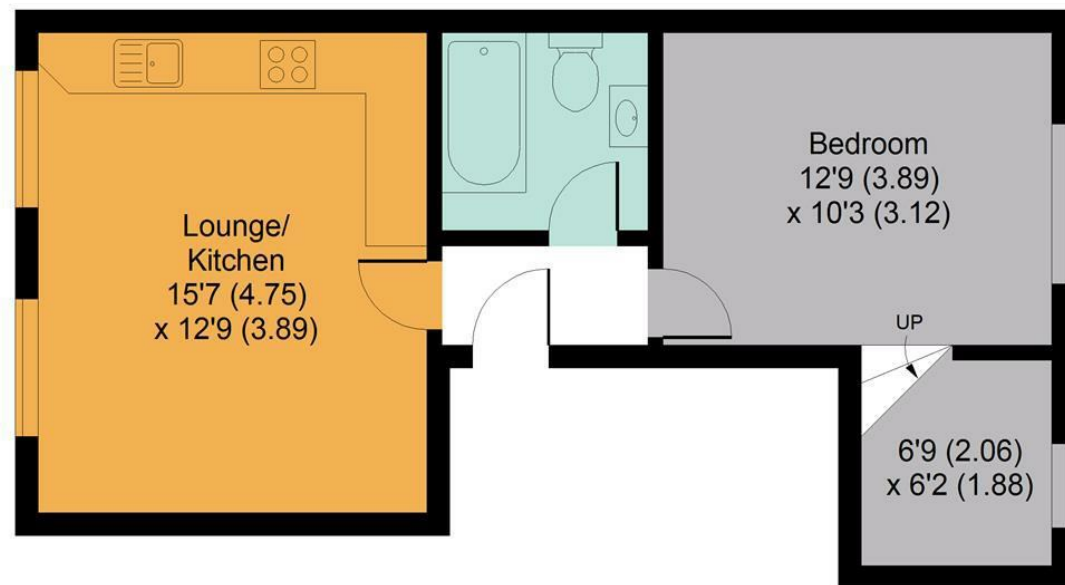




Moray Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 456 SQ FT / 42.4 SQ M



FIRST 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, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification 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 a basis of valuation.

www.londonpropertyassessments.co.uk



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MORAY ROAD

1 BEDROOM | 1 BATHROOM | 1ST FLOOR FLAT



1 BEDROOM



I ♥ NORTH LONDON

OUR FAVOURITE FEATURES:

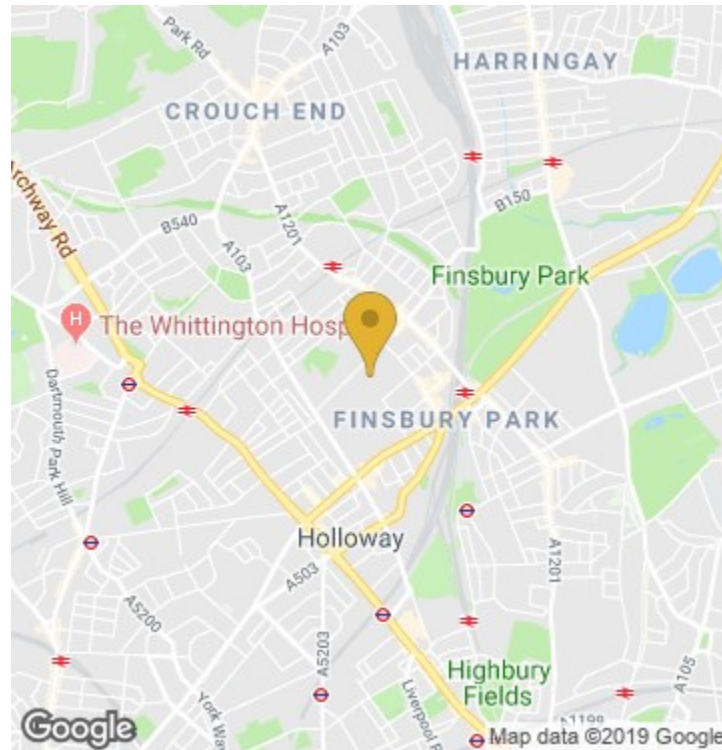
- > DRESSING/STORAGE ROOM
- > INBUILT DISHWASHER
- > DIMMABLE LIGHTING

KEY FEATURES

- 1 DOUBLE BEDROOM
- OPEN PLAN KITCHEN/RECEPTION ROOM
- ENGINEERED WOODEN FLOORBOARDS
- PARTLY FURNISHED
- AVAILABLE FROM 8TH MARCH 2019
- 0.5 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,400 PCM

Handleless white cabinetry lines one corner of the kitchen area, combined with black granite work surfaces, an inbuilt wine rack, an undermount washbasin with thick-cut draining grooves, and an array of cleverly concealed appliances (including a dishwasher). Decked with engineered wooden floorboards and painted in a crisp, clean white, the reception area provides plentiful space to create your dream multi-use room incorporating a living room, dining room, home office, guest bedroom, and eat-in kitchen all rolled into one. Furnishings included in this charming space include a coffee table, dining table, and matching chairs. Large-format subway tiles line the walls of the bathroom adjacent, finished to perfection with a contemporary floating washbasin, concealed cistern, wall mounted mirrored cabinet, and full-sized dual-ended bathtub with overhead shower. Double glazed windows, dimmable spotlighting, and a double wardrobe can be found in the bedroom, alongside access to an incredibly useful adjoining room that could easily be utilised as a home office, a walk-in wardrobe, or extra storage space.



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	71	74
EU Directive 2002/91/EC		

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	66	70
EU Directive 2002/91/EC		

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

