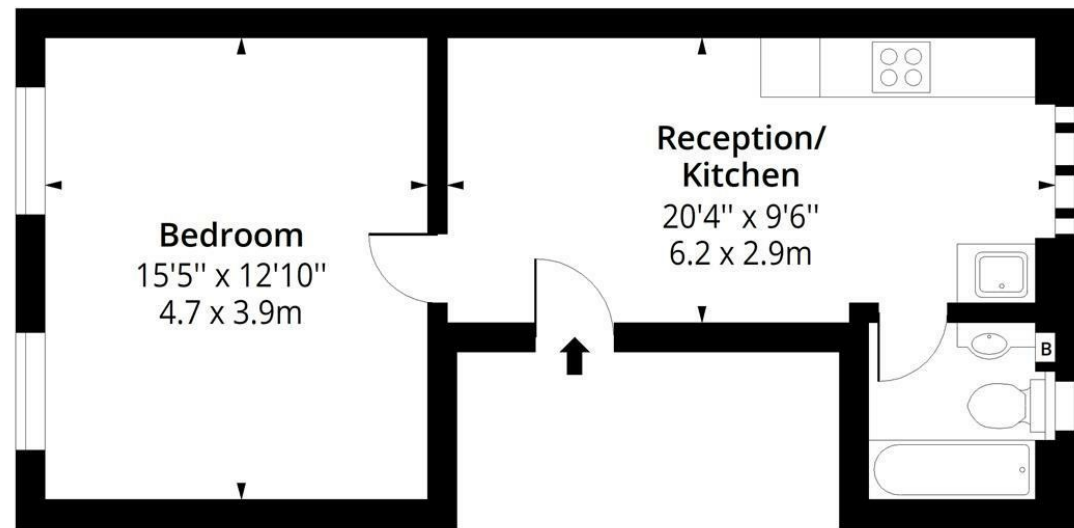
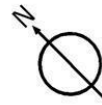




## Moray Road

Approx. Gross Internal Area 428 Sq Ft - 39.76 Sq M



### First Floor

Floor Area 428 Sq Ft - 39.76 Sq M

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.



**DAVIES & DAVIES ESTATE AGENTS**

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

**MORAY ROAD**

**1 BEDROOM | 1 BATHROOM | FLAT**



## MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > NO SERVICE CHARGE OR GROUND RENT
- > COUNCIL TAX BAND: C
- > EPC: C

## KEY FEATURES

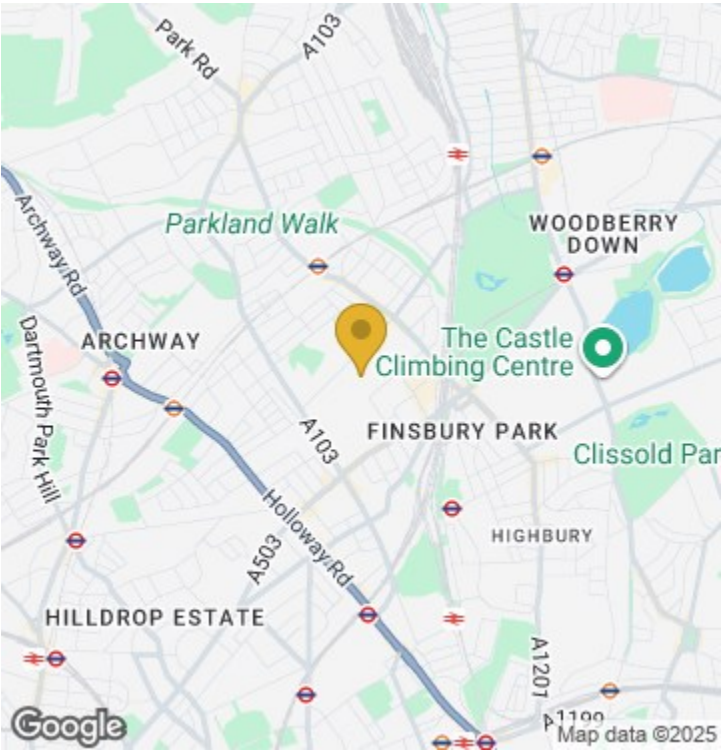
- 1 BEDROOM APARTMENT SET WITHIN A HANDSOME VICTORIAN CONVERSION
- SPACIOUS 20FT+ RECEPTION WITH KITCHEN AND JULIET BALCONY
- NEATLY FINISHED BATHROOM
- SHARE OF FREEHOLD, FIRST FLOOR
- PRIME STROUD GREEN LOCATION
- FINSBURY PARK (VICTORIA, PICCADILLY & NATIONAL RAIL) LESS THAN 0.5 MILES

YOURS FOR  
£375,000

Nestled on a leafy residential street just moments from Finsbury Park, this charming one bedroom apartment on Moray Road offers a delightful blend of period character and practical modern living. Set on the second floor of a handsome Victorian conversion, the home makes full use of its light and generous proportions.

Set within a sought-after pocket of Stroud Green, Moray Road enjoys the best of both worlds. A peaceful residential setting with Finsbury Park Station just half a mile away, while offering swift access to the Victoria, Piccadilly and National Rail services. Independent cafés, cosy pubs, and restaurants line nearby Stroud Green Road, while green spaces such as Finsbury Park and the Parkland Walk are a short stroll away.

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                             | EU Directive 2002/91/EC | 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 | EU Directive 2002/91/EC |

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

