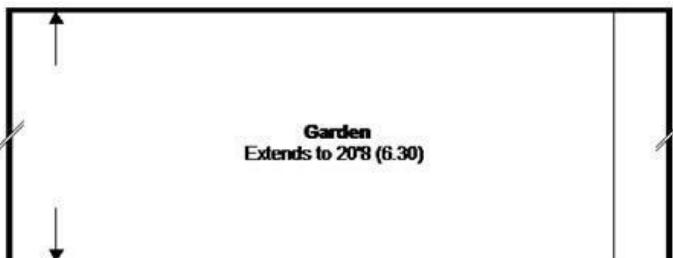




Wray Crescent, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 527 SQ FT 48.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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, omission 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. 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 a basis of valuation.

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DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk



WRAY CRESCENT

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

> EPC RATING: C

> COUNCIL TAX BAND: C

> NO GROUND RENT OR SERVICE CHARGE

> CLOSE TO FINSBURY PARK STATION

KEY FEATURES

- FIRST-FLOOR ONE-BEDROOM APARTMENT
- SET WITHIN A PERIOD BUILDING
- BRIGHT RECEPTION WITH SASH WINDOWS
- SEPARATE, WELL-PLANNED KITCHEN
- ACCESS TO PRIVATE GARDEN
- 0.7 MILES TO FINSBURY PARK STATION

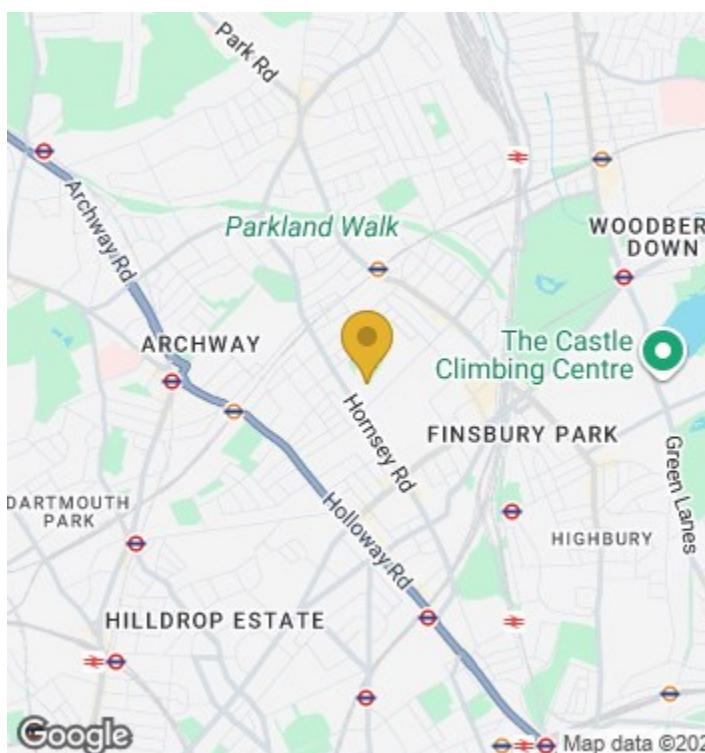
YOURS FOR
£450,000

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Set within a handsome period building on a quiet, residential crescent, this well proportioned one bedroom apartment occupies the first floor and enjoys a bright, leafy outlook alongside access to a generous private garden.

Wray Crescent is a particularly sought after area of N4, moments from the open green spaces of Finsbury Park and within easy reach of Stroud Green Road's independent cafés, shops and restaurants. Finsbury Park Station is close by, providing fast and direct connections across London via the Victoria and Piccadilly lines, National Rail and Thameslink services.



Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		

England & Wales EU Directive 2002/91/EC

BEDROOMS: 1
 BATHROOMS: 1
 RECEPTIONS: 1

