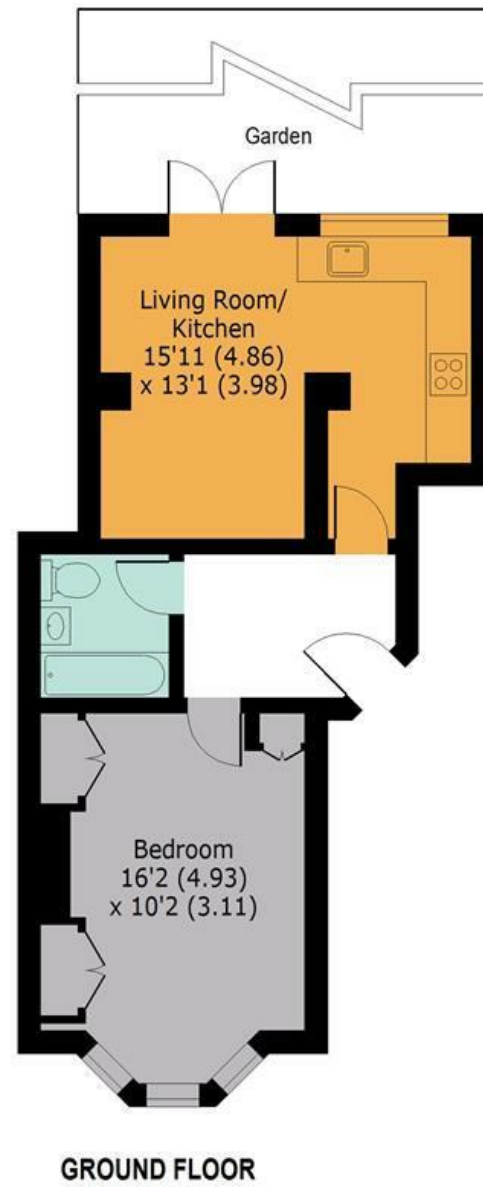




## Moray Road

APPROX. GROSS INTERNAL FLOOR AREA 466 SQ FT / 43.3 SQ M



GROUND 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](http://www.lpaplus.com)



**DAVIES & DAVIES ESTATE AGENTS**

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

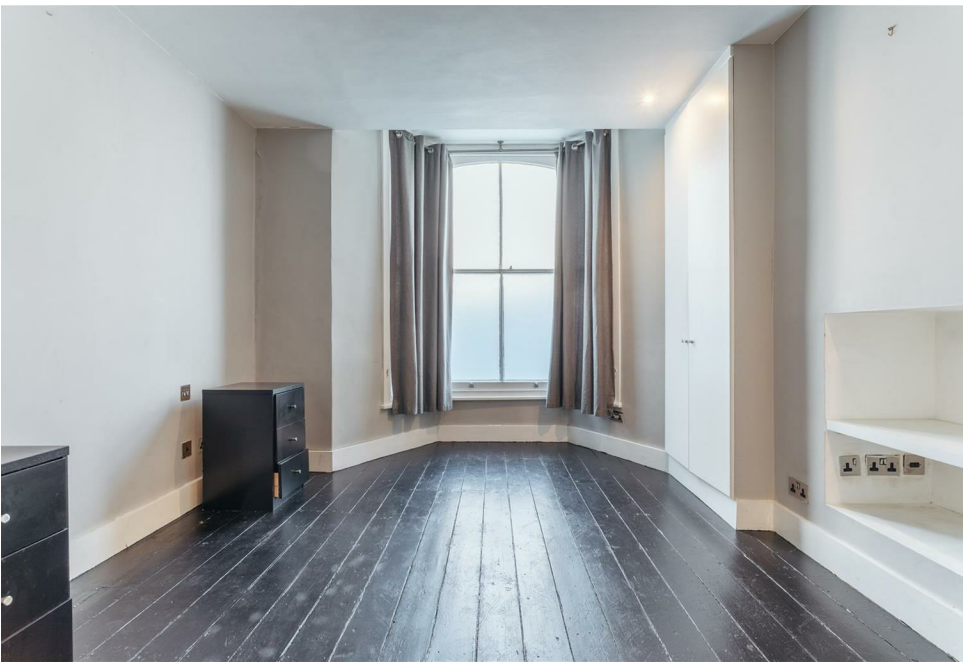
0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

**MORAY ROAD**

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL  
INFORMATION:

- > EPC C
- > SHARE OF FREEHOLD
- > 989 YEAR LEASE
- > £1 GROUND RENT
- > £0 SERVICE CHARGE
- > COUNCIL TAX C

KEY FEATURES

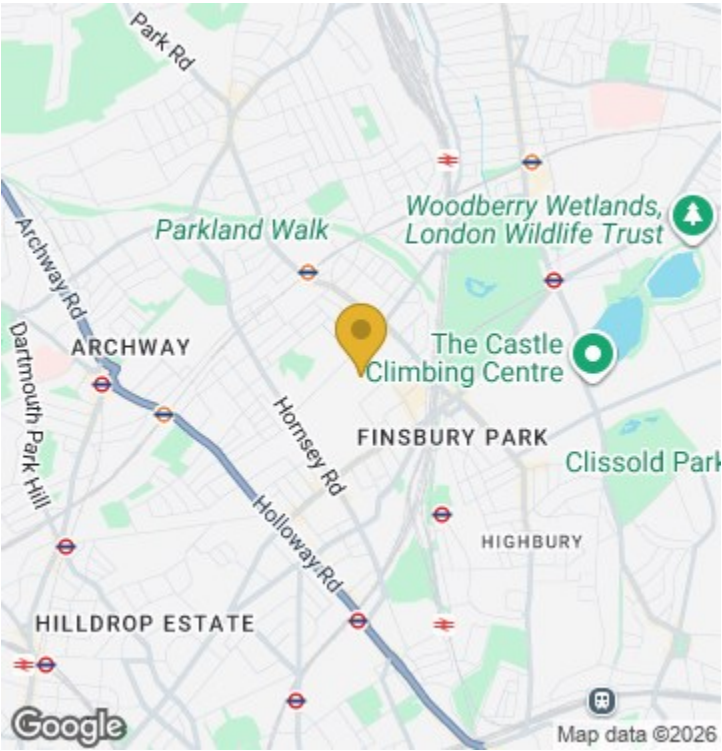
- 1 DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- POTENTIAL TO EXTEND / IMPROVE
- OFFERED CHAIN FREE
- SHARE OF FREEHOLD
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR  
£410,000

A stunning ground floor apartment within a beautiful Victorian conversion, boasting its own leafy private garden.

The popular surrounds of Stroud Green and Finsbury Park have a lovely community of award winning eateries, independent retailers and an abundance of green space. Transport wise, Moray Road has enviable links to East and Central London via the Victoria and Piccadilly lines, with Finsbury Park Station 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                             | 71      | 72        |
| 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                                                 | 67      | 68        |
| EU Directive 2002/91/EC                                         |         |           |

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

