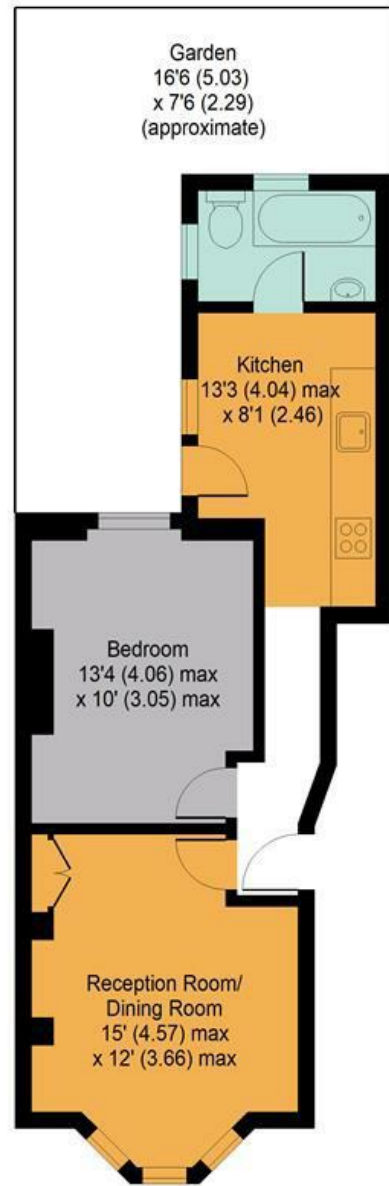




## Moray Road

APPROX. GROSS INTERNAL FLOOR AREA 469 SQ FT / 43.6 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, 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

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:

- > LEASEHOLD 91 YEAR REMAINING
- > SERVICE CHARGE £1276.00
- > GROUND RENT £10.00 PA
- > EPC RATING D
- > COUNCIL TAX BAND C

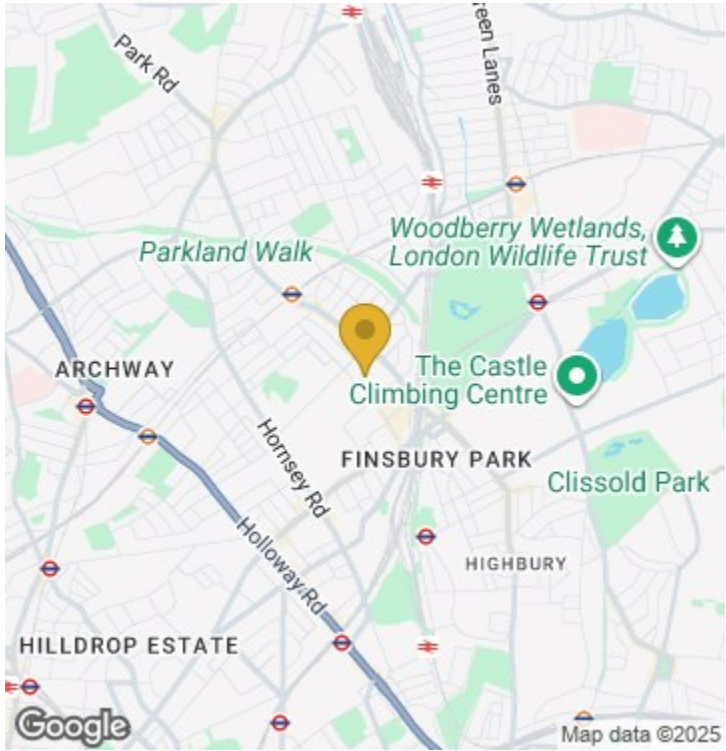
### KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- NEWLY FITTED WINDOWS
- LEASEHOLD
- EPC RATING D
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£395,000

The popular surrounds of Finsbury Park play host to a lively community of award winning eateries, independent retail and an abundance of green space. Transport wise, Moray Road has enviable links to East and Central London via Victoria and Picadilly lines with Finsbury Park station a short stroll away, whilst a multitude of bus routes await on the doorstep.

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 | 76        |

| 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 |           |

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

