



Moray Road



APPROX. GROSS INTERNAL FLOOR AREA 807.29 SQ FT / 75 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan



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MORAY ROAD

2 BEDROOM | 1 BATHROOM | FLAT





### MATERIAL INFORMATION:

> SHARE OF FREEHOLD

> EPC RATING: C

>COUNCIL TAX BAND: D

>SERVICE CHARGE: £0

> GROUND RENT: £0

### KEY FEATURES

- STUNNING SOUTH FACING MATURE GARDEN
- STYLISH & MODERN DECOR
- TWO DOUBLE BEDROOMS & GARDEN OFFICE
- WHITE WASHED OAK FLOORING THROUGHOUT
- UNDERFLOOR HEATING
- SHARE OF FREEHOLD
- 0.5 KILOMETERS FINSBURY PARK STATION
- OVER 800 SQ FT

YOURS FOR  
£850,000

A beautifully presented and generously proportioned two-bedroom ground floor garden flat, ideally located just five minutes from Finsbury Park Station, offering excellent transport links into Central London and beyond.

Set on a quiet residential street in vibrant Finsbury Park, the flat offers the best of both worlds – peaceful living with the buzz of North London's pubs, restaurants and green spaces just moments away. With excellent access to both the Piccadilly and Victoria Lines, King's Cross and Central London are just a short journey 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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

