



## DAVIES & DAVIES ESTATE AGENTS

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## WRAY CRESCENT

2 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

- > AVAILABLE FROM THE 28TH OCTOBER
- > COUNCIL TAX: D
- > EPC: C
- > 0.8 MILES TO FINSBURY PARK STATION

## KEY FEATURES

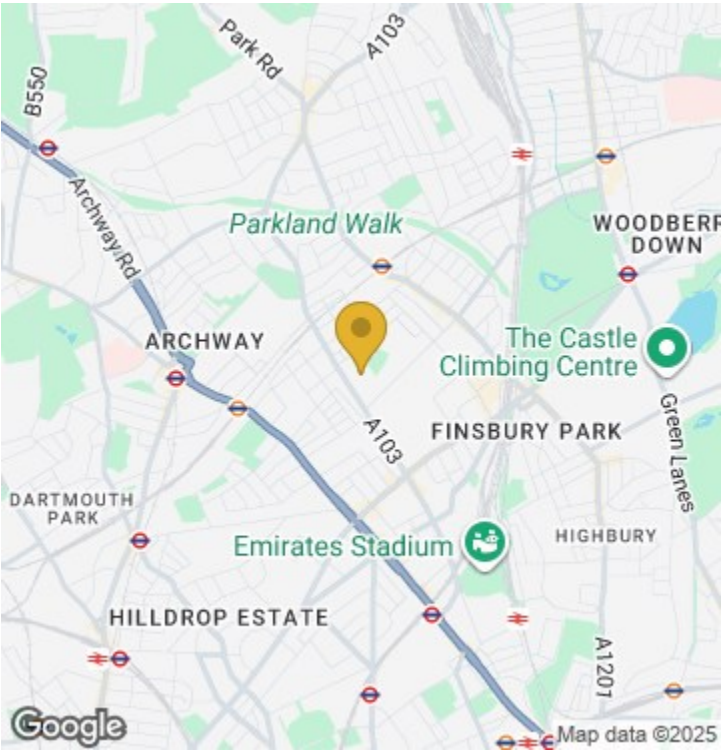
- 2 DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- AVAILABLE FROM 28TH OCTOBER
- FULLY FURNISHED
- BAY-FRONTED RECEPTION
- 0.8 MILES TO FINSBURY PARK STATION

YOURS FOR  
£2,200 PCM

With a charming bay window, warm neutral décor and two delightful double bedrooms, this home comes fully furnished and is a smashing find at a mere 0.8 mile stroll from Finsbury Park Station.

Just round the corner, you'll find Wray Crescent Open Space, a calming oasis of green providing plenty of entertainment – game of table tennis, or maybe a bit of cricket anyone? A plethora of other amenities nearby range from specialty bakeries like Ciabatta Bread Co to musical instrument boutique Bobby Joes. Whilst you're familiarizing yourself, we insist you have a gander over to local culture journal North Four at northfour.co for some smashing content all about your new local area.

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

