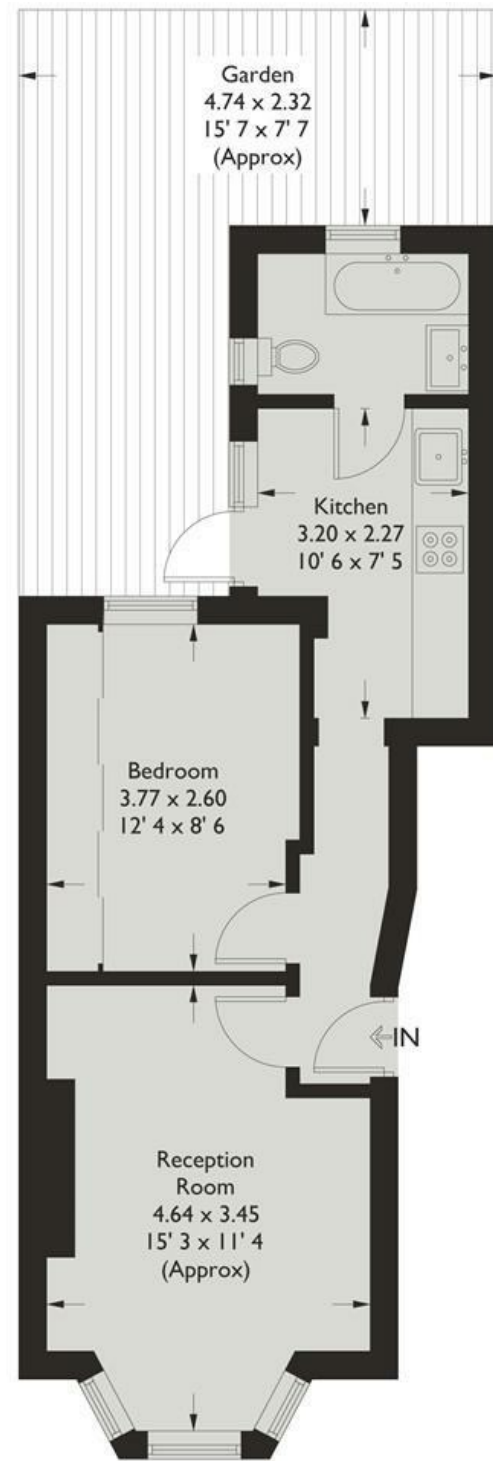




418 SqFt Interior



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



DAVIES & DAVIES ESTATE AGENTS

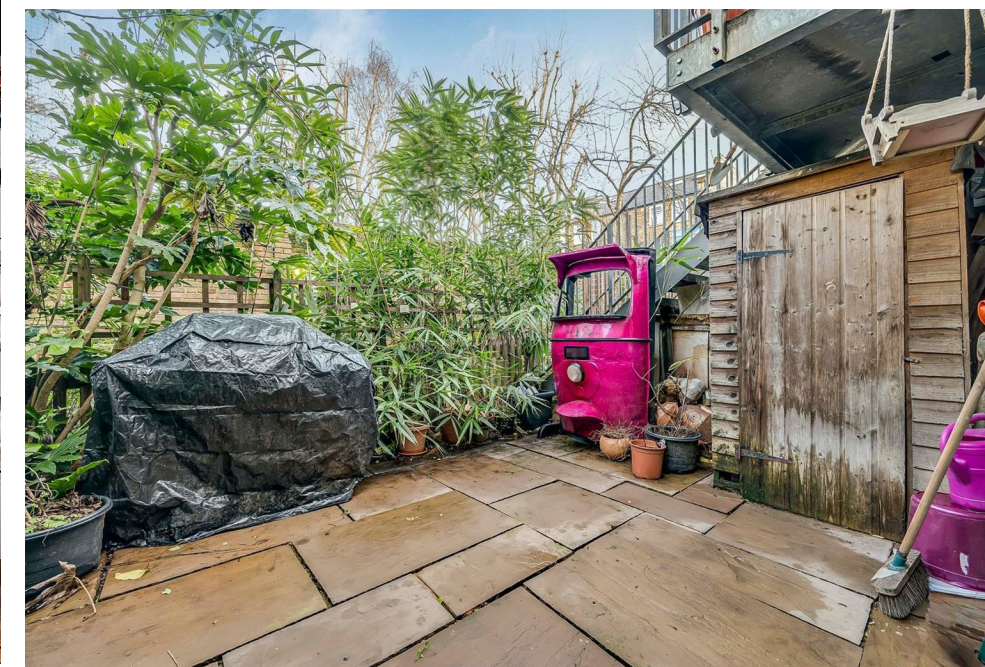
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

MORAY ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD 125 YEARS FROM 03/1992
- > SERVICE CHARGE £917.40 PA
- > GROUND RENT £10.00 PA
- > EPC RATING C
- > COUNCIL TAX BAND C

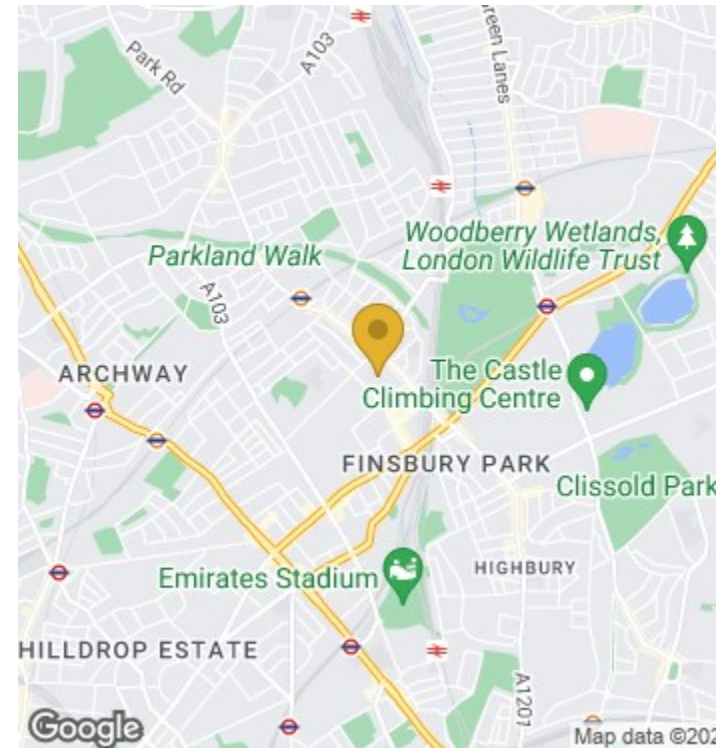
KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE PATIO GARDEN
- POPULAR LOCATION
- SEPARATE KITCHEN
- PERIOD HOME
- 0.2 MILES TO FINSBURY PARK STATION

**YOURS FOR
£400,000**

On a quiet, residential street within the heart of an ever-popular North London neighbourhood, this one bedroom, ground floor garden flat welcomes you inside with streams of natural light, space and plentiful character throughout.

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 highly desirable links to East and Central London via Victoria and Piccadilly lines with Finsbury Park station a short stroll away, whilst a multitude of bus routes await on the doorstep.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 77 |
| (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 | |

| Environmental Impact (CO ₂) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

