



Wray Crescent, N4

APPROX. GROSS INTERNAL FLOOR AREA 552 SQ FT / 51.3 SQ M



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

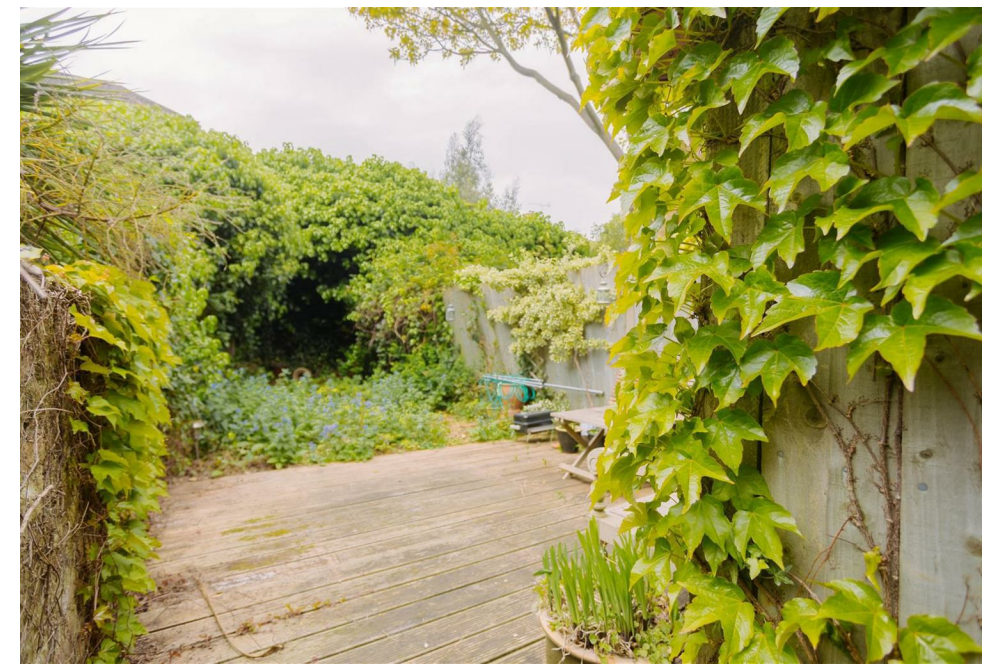
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

WRAY CRESCENT

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 991 YEARS
- > £0 GROUND RENT PA
£300.00 SERVICE CHARGE
- > EPC C
- > COUNCIL TAX BAND D

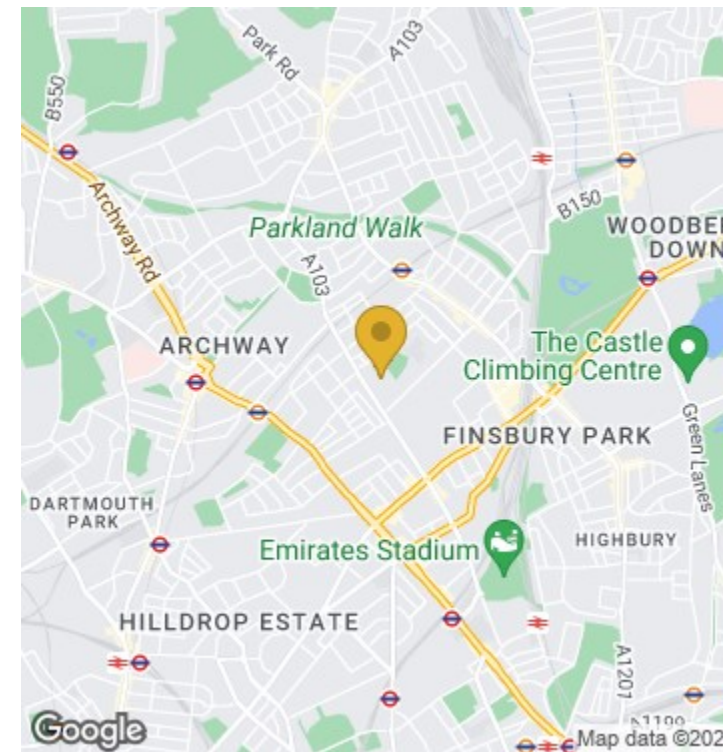
KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE SECTION OF GARDEN
- OFFERED CHAIN FREE
- DESIRABLE LOCATION
- SHARE OF FREEHOLD
- 0.5 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£550,000**

Your bright and airy period conversion awaits on leafy Wray Crescent, just minutes from Finsbury Park Station and brimming with original Victorian characteristics. This end of terrace Victorian property comes complete with your own private garden, located on the doorstep of popular Finsbury Park and overlooking Wray Crescent Open Space.

You can sleep well on quiet Wray Crescent, knowing the lively hubbub of Finsbury Park is within walking distance for all your locally sourced grocery needs and indie social night life requirements. If you don't know the area, we'd suggest taking a short stroll along friendly Stroud Green Road and discovering the array of award winning pubs, cafes and indie shops. Transport wise you're very fortunate with direct access to the Victoria, Piccadilly, and National Rail lines from Finsbury Park Station.



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		69	78
		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: 2
- BATHROOMS: 1
- RECEPTIONS: 1

