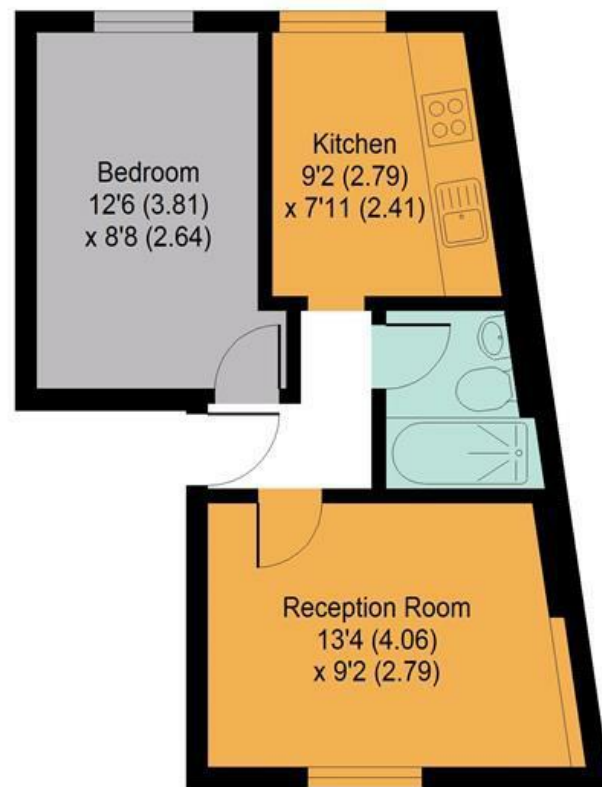




## Moray Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 361 SQ FT / 33.5 SQ M



FIRST 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:

COUNCIL TAX BAND:

C  
ISLINGTON

DEPOSIT AMOUNT:

£1,903\*

CONTRACT TERM

12 MONTHS

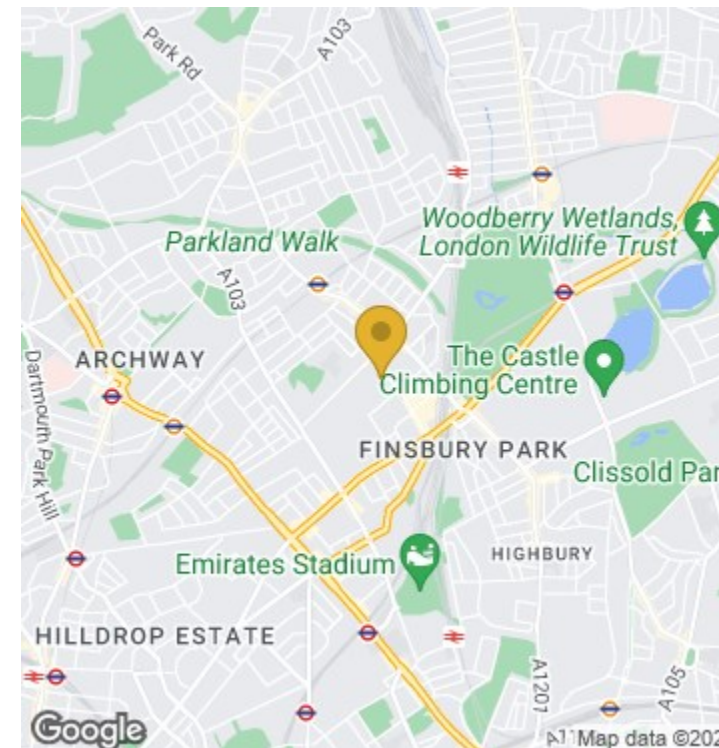
\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- 1 BEDROOM FLAT
- SHARED REAR GARDEN
- FURNISHED
- AVAILABLE FROM 27TH SEPTEMBER
- EPC RATING D
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR  
£1,650 PCM

After a peaceful 0.4mile stroll from Finsbury Park Station, a cobalt blue front door welcomes you into this wonderful end-of-terrace Victorian conversion. Ascending to the first floor, you'll be greeted by beautiful light oak wooden floorboards that flow throughout the property. Relinquishing your outerwear in the hallway, you can bask in the sunlight pouring in through a large original sash window in the south-facing reception room to your right. Fitted handsomely in the corner of the space awaits an understated handleless storage unit, offering the perfect place to fit a television and surrounding cupboards for concealing libraries of sci-fi romance novels, art house Blu-rays and indie adventure video games. Overlooking the communal rear garden, the eat in kitchen encompasses brilliant white cabinetry topped by light wooden work surfaces and seamlessly integrated appliances. Punctuated by a charming arched sash window, the master bedroom has been minimally styled in calming shades of pastel blue and splashed white. Striking sapphire blue subway tiling contrasts magnificently with white grouting in the stylishly designed bathroom adjacent. Simple, natural materials have been used in the floating pedestal washbasin, complemented beautifully by a wall-mounted faucet. An adorable recessed enclave offers the perfect spot to place trendy travel sized toiletries, fresh votive candles and nautical themed decorative trinkets.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		68
(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

