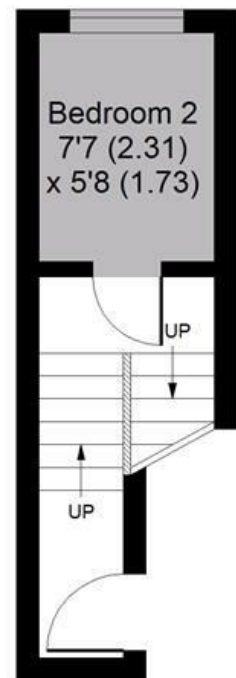


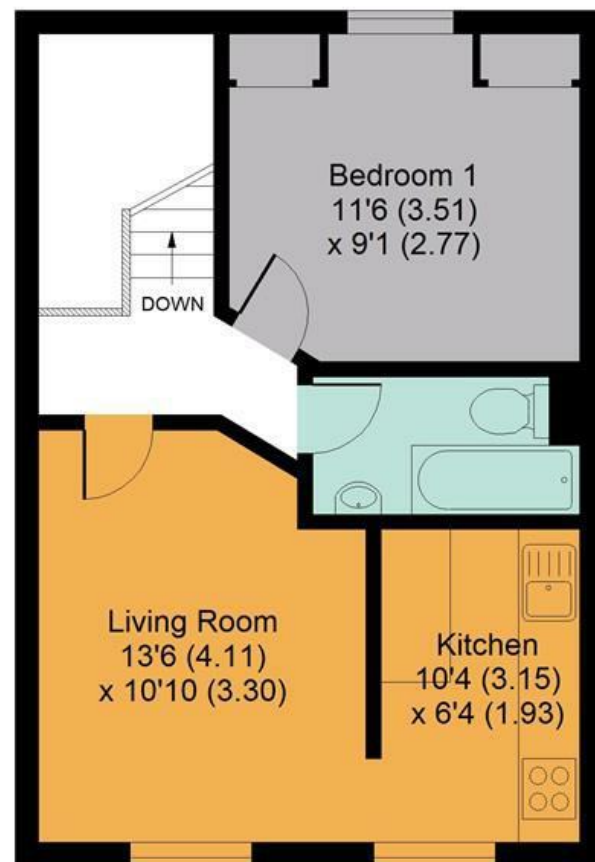


## Moray road

APPROX. GROSS INTERNAL FLOOR AREA 523 SQ FT / 48.6 SQ M



MEZZANINE



SECOND 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.

[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)



## 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- FINSBURY PARK  
WARD

DEPOSIT AMOUNT:

£2,019\*

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

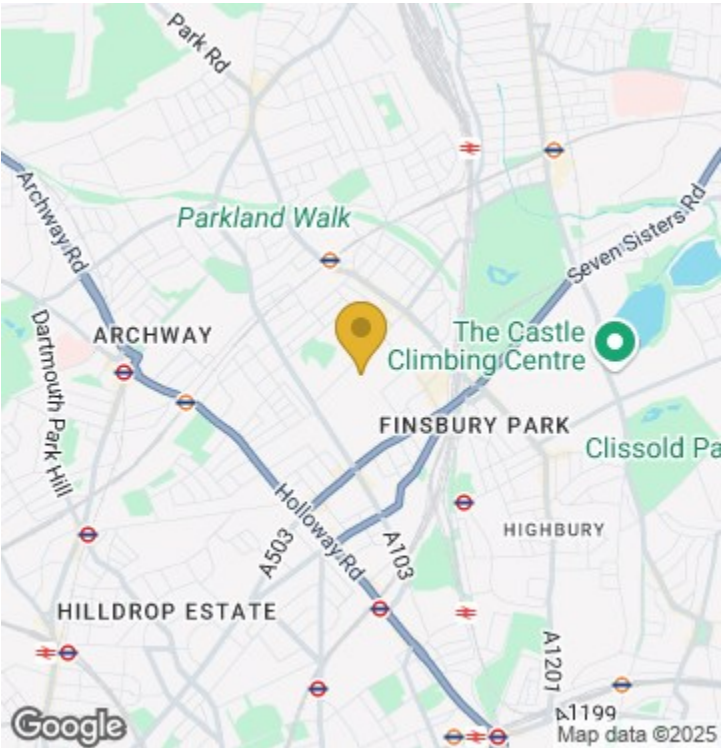
- I BEDROOM FLAT AND STUDY
- MODERN KITCHEN AND BATHROOM
- FURNISHED
- AVAILABLE 03/06/2025
- EPC RATING C
- 0.6 MILES TO FINSBURY PARK STATION

YOURS FOR  
£1,750 PCM

Nestled in the heart of Finsbury Park awaits a splendid one bedroom apartment, perfectly sized for the young couple or the single professional searching out a bit of extra space for that additional study or guest room.

After a swift ascent to the 2nd floor of this Victorian property, you'll be welcomed by grey carpeting beneath your feet and linen white painted walls throughout. A grey fabric sofa resides in the reception room, there is space for table and chairs for all your dinner guests. Through a the arch on the left you'll spy the kitchen, you'll find kitchen appliances, amongst white wooden cabinetry. A fantastic built in wardrobe steals the attention in the master bedroom, which has been furnished with a wooden double bed frame and mattress. The second bedroom, offers the perfect opportunity to have your very own guest bedroom for those friends and family members who may just accidentally-on-purpose miss that last train from Finsbury Park Station 0.8 miles away. Alternatively, you could always send visitors to

VIEW MORE ON  
OUR WEBSITE



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	

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	

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

