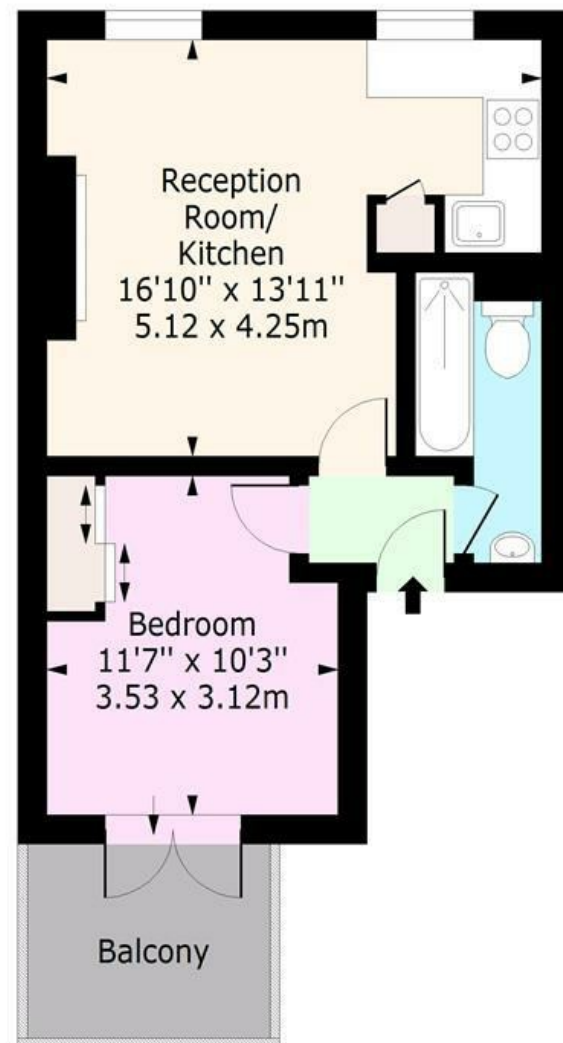




Wray Crescent, N4

Approx. Gross Internal Area 380 Sq Ft - 35.30 Sq M (Excluding Balcony)

Approx. Gross Internal Area 434 Sq Ft - 40.32 Sq M (Including Balcony)



Second Floor

Floor Area 380 Sq Ft - 35.30 Sq M

For Illustration Purposes Only - Not To Scale

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WRAY CRESCENT

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL
INFORMATION:

> AVAILABLE 13/06/2025

> EPC D

> COUNCIL TAX C

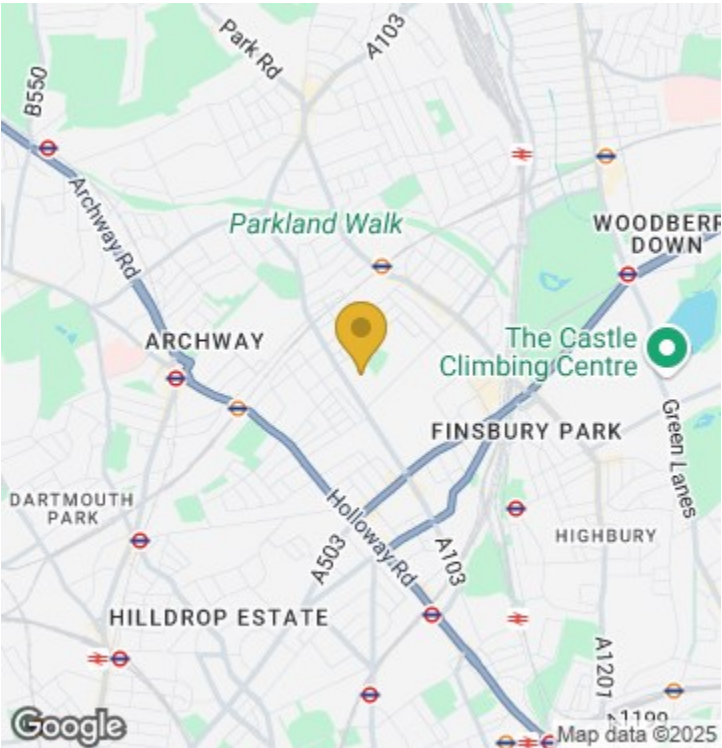
KEY FEATURES

- 1 DOUBLE BEDROOM
- PRIVATE BALCONY
- AVAILABLE FROM 13TH JUNE
- UNFURNISHED
- CLOSE TO WRAY CRESCENT OPEN SPACE
- 0.8 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,750 PCM

An original Victorian fireplace provides the focal point to the open plan kitchen and reception room, with enclaves on either side providing chunky wooden floating shelves leading the eye upwards to original cornicing and ceiling rose all awash in clean white. Towards the two sash windows at the front, you'll find the kitchen awaits to your right with space for dining furniture between, with chic slate tiled flooring, granite worktops and characterful checkerboard walls. Here awaits a wealth of cream cabinetry hosting a full-sized fridge-freezer, plenty of storage and an integrated oven and hob. Behind the kitchen lies the bathroom, currently decked in whites and neutral champagne tone wall tiles, surrounding the full sized bath tub and overhead shower, W/C with shelving above facing the sink and built in cupboard beneath. The double bedroom sits to the rear of the property, echoing the gorgeous wooden floorboards found in the living area and crisp white walls providing a perfect blank canvas. Here you'll find enough space for a large wardrobe, double bed and bedside tables, with two French windows hinting at the private terrace beyond. From here you can gain access to extra al fresco dining with rooftop views and starry nights, ideal for adding some extra glamour to your morning coffee or night cap. This one bedroom apartment is an

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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	6069

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	6172



BEDROOMS: 1



BATHROOMS: 1



RECEPTIONS: 1

