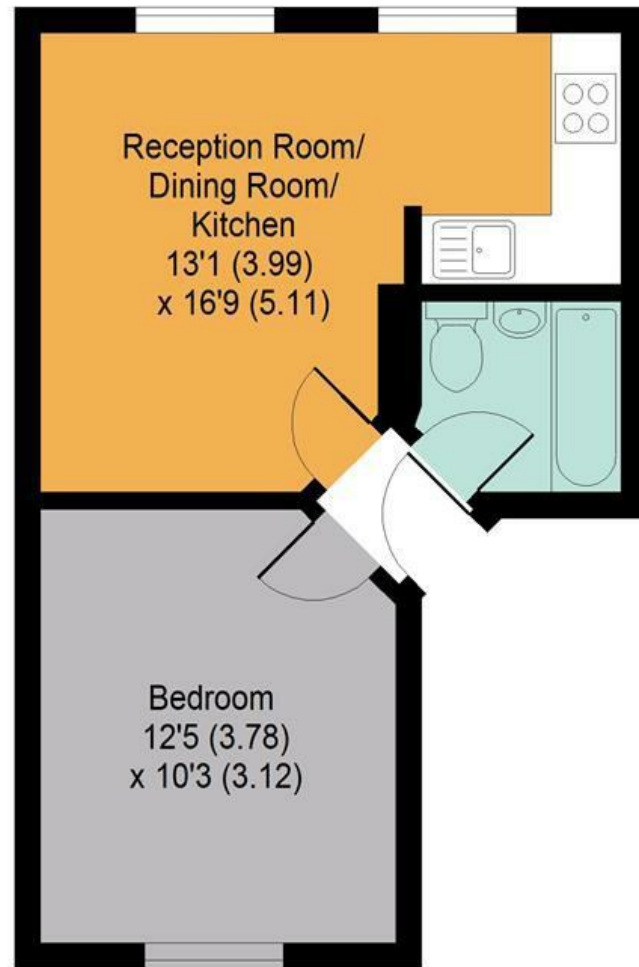




Wray Crescent, N4

APPROX. GROSS INTERNAL FLOOR AREA 359 SQ FT / 33.4 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.

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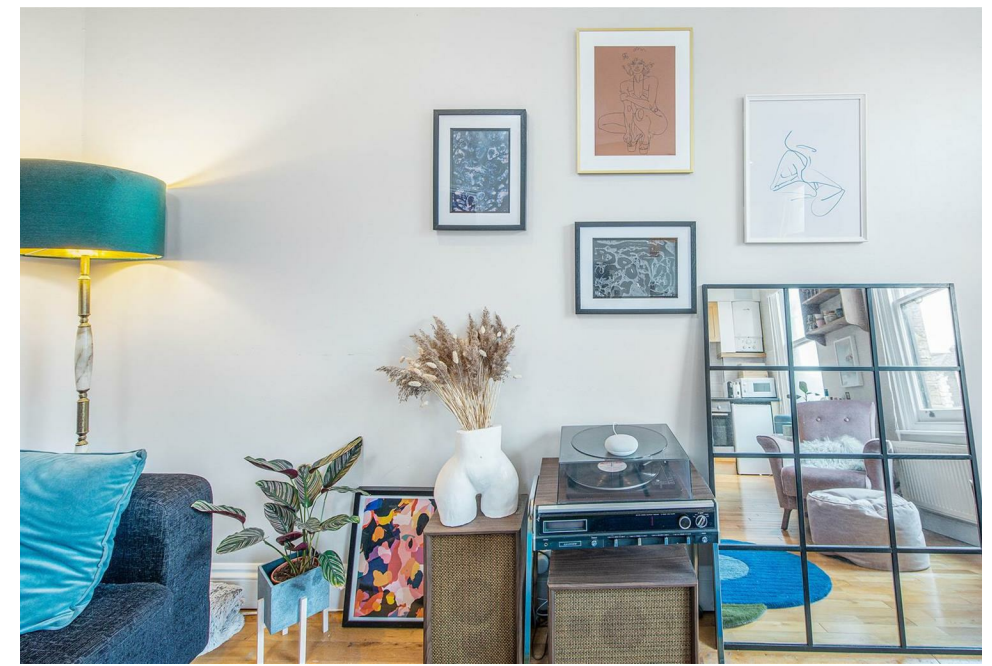
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

WRAY CRESCENT

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

C
ISLINGTON

DEPOSIT AMOUNT:

£2,076*

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.

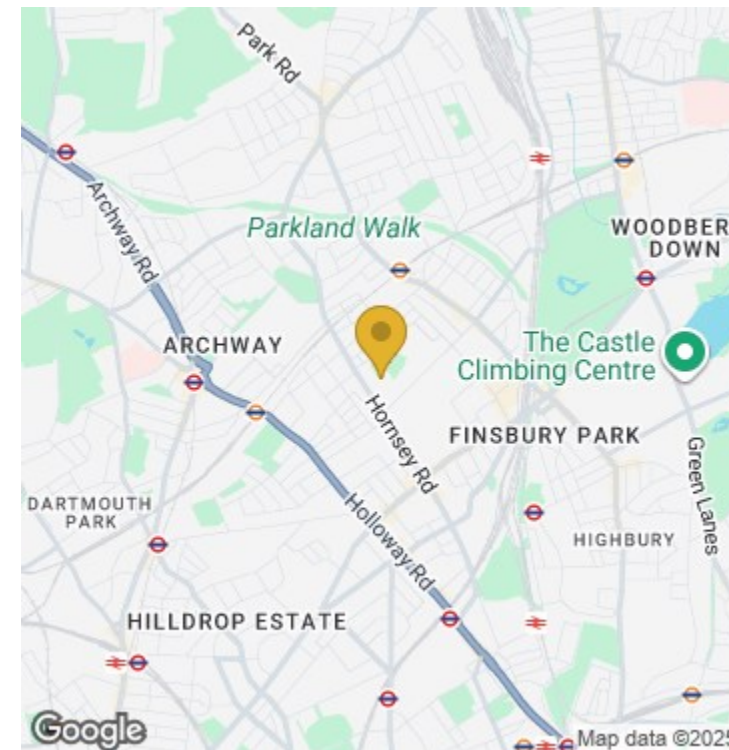
KEY FEATURES

- 1 DOUBLE BEDROOM
- FIRST FLOOR FLAT
- PART FURNISHED
- AVAILABLE IMMEDIATELY
- EPC RATING C
- 0.8 MILES TO FINSBURY PARK STATION

YOURS FOR
£1,600 PCM

Two arched sash windows provide the focal point to the open plan kitchen, reception and dining room, with an inbuilt wooden storage unit fitted between them – ideal for showcasing collections of classic Medieval novels, crown collections and/or miniature swords-in-the-stones. Further storage space can be found within a sturdy freestanding bookcase, a wooden trolley on wheels and within a handsome array of beech cabinetry in the kitchen area. Here, you'll also encounter a splashback lined with white subway tile, a stainless steel washbasin and a wall-mounted utensil rack with complementary hooks. Lit by recessed spotlighting in the main living area resides three quaint blue chairs for three knights of the round dining table. Adjacent is the bathroom, which features an exciting infinity-style mirror arrangement that draws attention upon the inbuilt full-sized bathtub and the wall-mounted wooden shelf fitted with an integrated towel rail. Last on the tour is the spacious double bedroom, playing host to a double divan bed, two inbuilt wardrobes, overhead fitted cupboards and a fourth blue chair for a fourth knight.

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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		72	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	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		75	78
		EU Directive 2002/91/EC	

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

