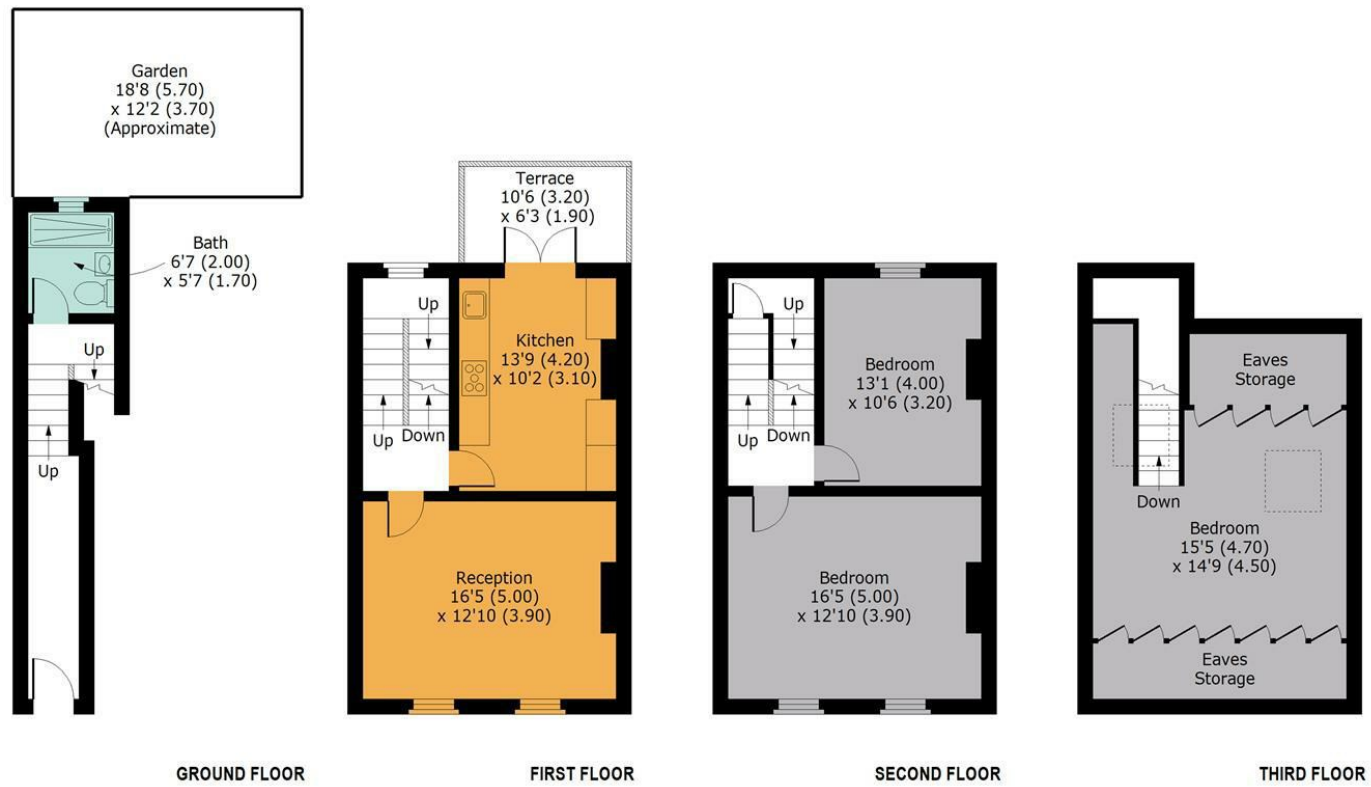




Moray Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 1309 SQ FT / 121.6 SQ M
APPROX. GROSS Eaves Storage/ Terrace AREA 171 SQ FT / 15.89 SQ M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com



DAVIES & DAVIES ESTATE AGENTS

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

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

MORAY ROAD

3 BEDROOM | 1 BATHROOM | HOUSE - TERRACED



MATERIAL INFORMATION:

> AVAILABLE IMMEDIATELY

> CLOSE TO FINSBURY PARK STATION

> IDEAL FOR FOR FAMILIES, COUPLES AND WORKING PROFESSIONALS

> UNFURNISHED

KEY FEATURES

- EPC RATING: D
- COUNCIL TAX BAND: D
- 3 BEDROOM UNFURNISHED
- AVAILABLE IMMEDIATELY
- CLOSE TO FINSBURY PARK STATION
- VIEWINGS STARTING FROM 2ND JANUARY

YOURS FOR £3,000 PCM

Arranged over four floors, this substantial and characterful home offers generous living space, multiple outdoor areas and flexible accommodation, all set on a quiet residential street moments from Finsbury Park and the Parkland Walk.

The upper floors offer three generously proportioned bedrooms. The second floor hosts two bright double rooms, both calm and airy, while the top floor reveals an impressive loft bedroom with skylights, excellent ceiling height and extensive eaves storage. This is your peaceful retreat tucked away from the rest of the house.

On the ground floor, a modern shower room is complemented by direct access to a private rear garden. Currently leafy and established, the garden offers scope for quiet outdoor enjoyment, gardening or storage, and provides a rare additional outdoor layer to the property. A flexible, light filled home offering space to live, work and retreat - ideal for professional sharers or families seeking room to breathe in a well connected North London location. Moray Road is perfectly placed for access to Finsbury Park Station (Victoria & Piccadilly lines, National Rail), with easy routes across London and beyond.

SEE MORE PROPERTIES 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		62	79
		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: 3
- BATHROOMS: 1
- RECEPTIONS: 1

