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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
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Quotes taken from independent
Google reviews 2006 to 2016



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59 Moray Road, London N4
£675,000 FOR SALE
Flat - Garden

2 1 2



59 Moray Road, London N4

£675,000

Description

A spacious and well-presented two-bedroom split-level conversion, arranged over three floors and offering over 1,000 sq ft of versatile living space, with access to a shared garden. Leasehold 106 years.

The property boasts a bright and airy reception room with large windows that flood the space with natural light, and a generous semi-integrated kitchen complete with breakfast bar/island – perfect for both cooking and entertaining.

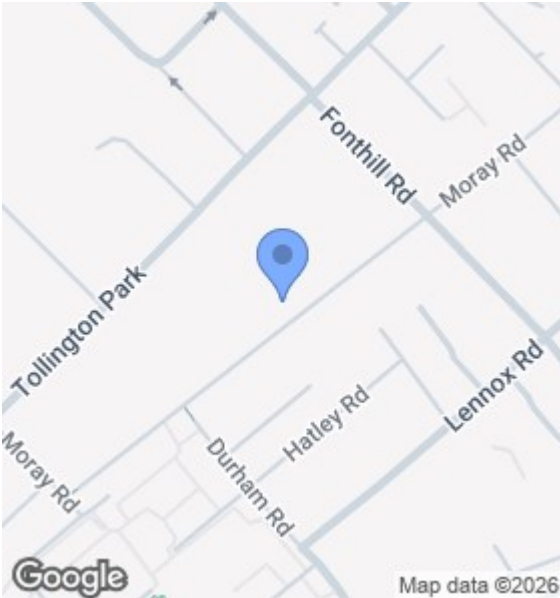
There are two well-proportioned double bedrooms, including a principal bedroom with built-in storage, a stylish modern bathroom featuring both bath and shower, and an additional separate WC for added convenience.

Key Features

- Large split-level converted flat
- Access to a shared garden space (separated for private use)
- Unofficial balcony / terrace
- Excellent location - close to Finsbury Park station and amenities

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Leasehold
to be confirmed
to be confirmed
to be confirmed
Haringey



Floorplan

Moray Road, N4

Approx. Gross Internal Area 1017 Sq Ft - 94.48 Sq M
Approx. Gross Terrace Area 63 Sq Ft - 5.85 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.
ipaplus.com

EPC

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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.