



**Moray Road, N4 3LD**  
**£2,250 pcm**

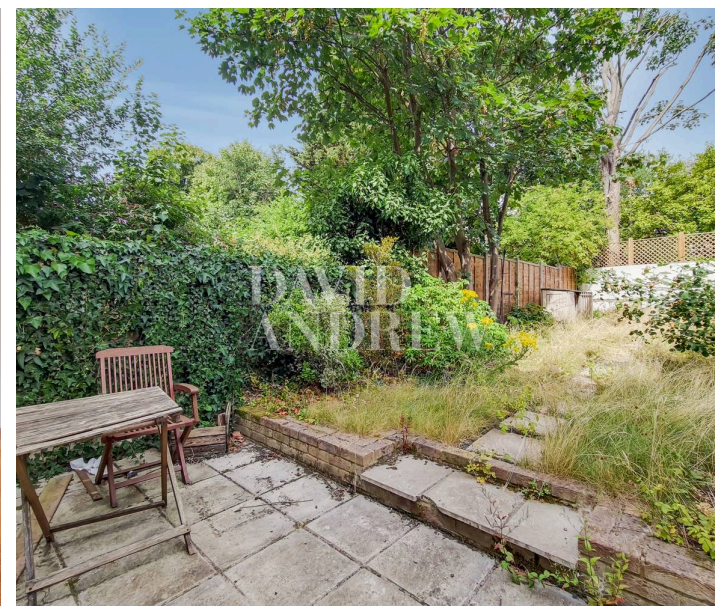
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ANDREW** | your  
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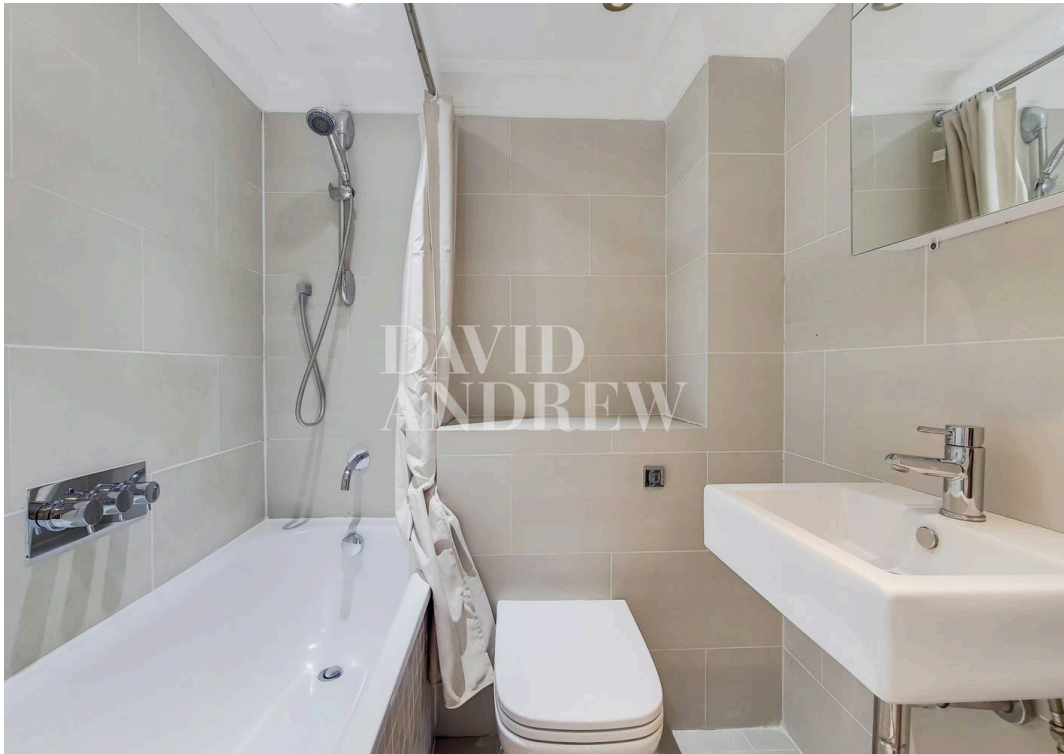
Beautifully presented and set within a charming Victorian conversion, this one-bedroom garden apartment offers a perfect blend of period character and modern living. Ideally located just 0.5 miles (approx. 10-minute walk) from Finsbury Park Station, the property benefits from excellent transport links and access to a vibrant selection of local amenities. Finished to a high standard throughout, the apartment features a spacious double bedroom, a stylish open-plan kitchen and living area that opens directly onto a private garden, and a contemporary three-piece bathroom. Further highlights include wooden flooring throughout and gas central heating. The property has undergone extensive refurbishments. Current photos are not up to date, but new photos and a virtual tour will be available soon.

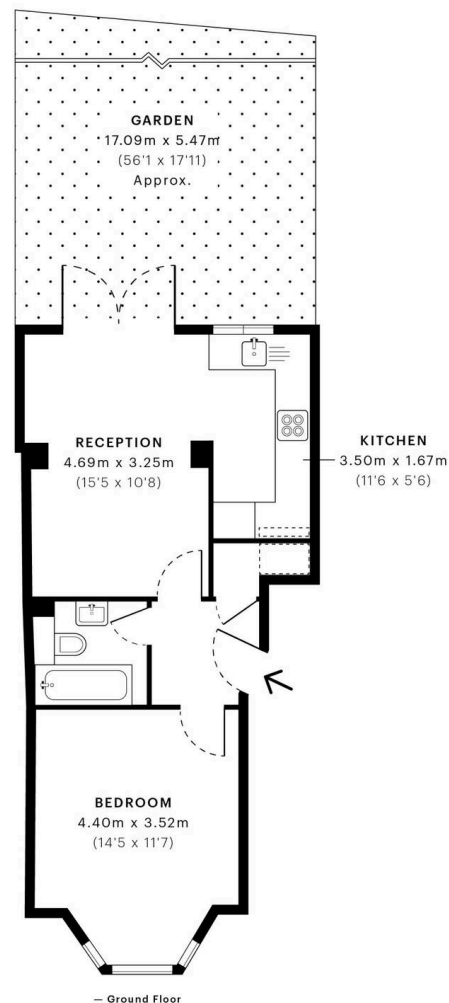
Situated in a highly sought-after location, this property is ideal for professionals seeking comfort, convenience, and outdoor space in a well-connected part of North London. Offered unfurnished and available immediately.

Council Tax band: C / EPC Energy Efficiency Rating: C

- Spacious One-Bedroom Apartment
- Private Garden
- Comprising 43 sq mt / 462.74 sq ft
- Fully-Fitted Kitchen
- Bright and Airy Interior
- Wooden Flooring Throughout
- Excellent Natural Light
- Walking Distance to Finsbury Park Station
- Offered Unfurnished
- Available Now







#### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

#### Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

#### Finsbury Park Office

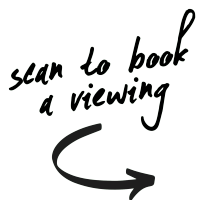
167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

#### Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
42.99 sqm / 462.74 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes wheelchair, restricted head height  
41.28 sqm / 444.33 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.60 sqm / 6.46 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 42.99 sqm / 462.74 sqft  
IPMS 3C RESIDENTIAL 41.37 sqm / 445.30 sqft

SPEC ID: 62c99456eec1360dd94b75c1

has been exercised in the use of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

