



DAVID
ANDREW

Moray Road, N4 3LD
£2,250 pcm

DAVID
ANDREW

your
most
valuable
asset

Ideally situated just moments from Finsbury Park Station, this spacious two-bedroom apartment with a private garden offers a rare opportunity for comfortable and contemporary urban living.

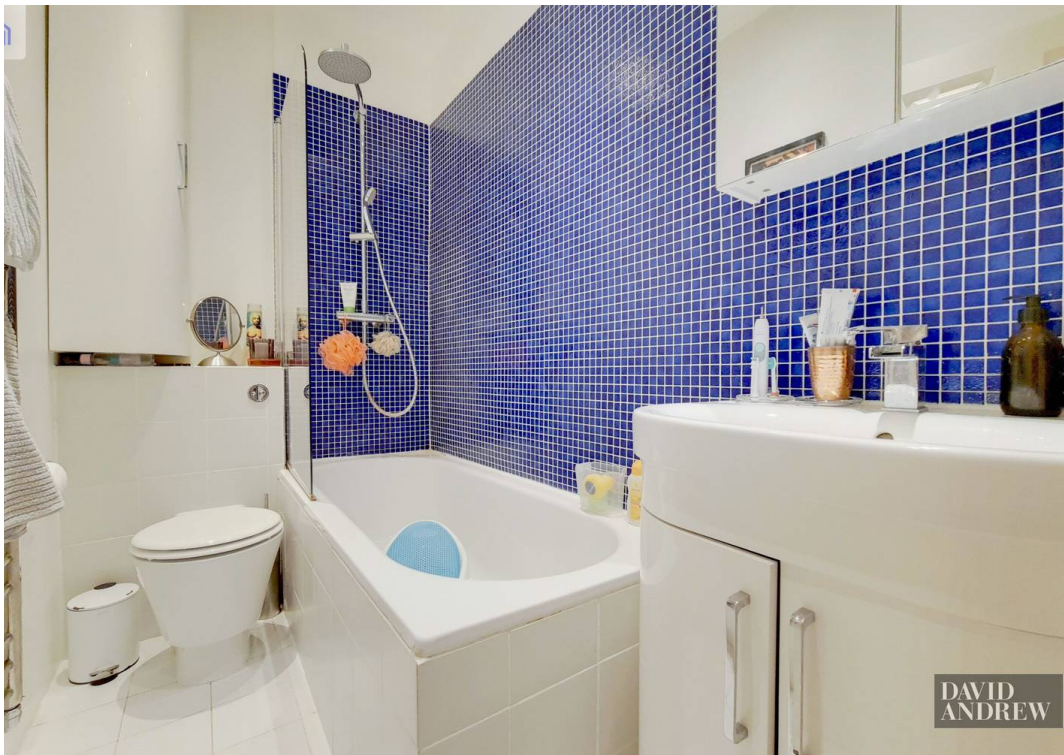
Beautifully arranged across 59 sqm (635 sqft), the property features a bright and airy layout, including one generous double bedroom and a versatile single room perfect for a child's bedroom, guest room, or dedicated home office. The modern fully fitted kitchen and contemporary bathroom complement the property's stylish interiors, enhanced by wooden flooring, gas central heating, and ample built-in storage throughout. A key feature of this home is the private garden, providing a peaceful retreat from city life. The space is ideal for relaxing or entertaining, complete with a large shed offering valuable additional storage. Whether you're looking to create a cosy outdoor haven or a lush green escape, the possibilities are endless.

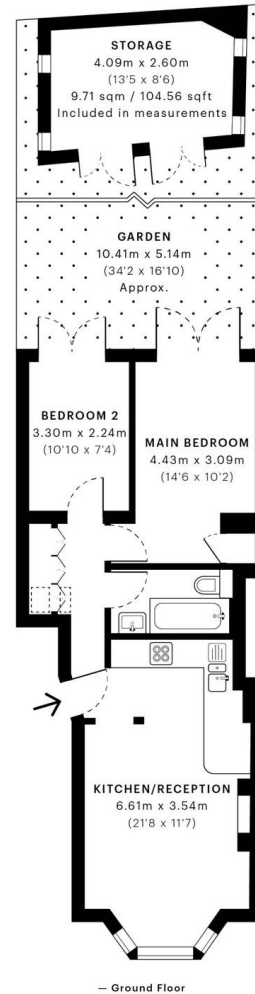
Perfectly positioned near the lively amenities of Stroud Green and with excellent transport connections via Finsbury Park Station, this property offers the ideal balance of comfort, convenience, and tranquillity. Offered unfurnished and available from 15th December.

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

- Spacious Two Bedroom Apartment
- Private Garden with Shed
- Comprising 59 sq mt / 635 sq ft
- Fully Fitted Kitchen
- Good Natural Light
- Wooden Flooring Throughout
- Built In Storage
- Walking Distance to Finsbury Park and Crouch Hill Stations
- Offered Unfurnished
- Available 15th of December







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

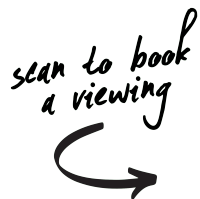
167 Stroud Green Road
London, N4 3PZ

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
59.02 sqm / 635.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wheelrooms, restricted head height
56.53 sqm / 608.48 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.78 sqm / 8.40 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 58.85 sqm / 633.46 sqft
IPMS 3C RESIDENTIAL 56.69 sqm / 610.21 sqft

SPEC ID 61714596917c1d0de073de84

has been exercised in the 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.

