



Wray Crescent, N4 3LP

£1,650 pcm





# Wray Crescent

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A light and airy one bedroom apartment, located on the top floor of this charming period conversion; complete with green and leafy views of Wray Crescent Open Space. Finsbury Park and Archway Stations are easily accessible from the property.

Features include; a separate reception area, a galley style kitchen with space for a breakfast table, one comfortable double bedroom located at the rear - boasting views of the greenery, and a smart three piece bathroom.

Wray Crescent is an attractive tree-lined-no-through-road, perfectly placed for easy access to Finsbury Park and Archway Stations, as well as Stroud Green's growing selection of bars, restaurants and coffee shops. Available 25th of January.

- Top floor one bedroom flat
- Presented in excellent condition
- Large separate lounge / kitchen
- 405 sqft / 37.6 sq m
- Quiet living space with great views
- Double glazed windows
- Furnished or Part Furnished
- Available January 25th







# Notes

## 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

## Stroud Green Office

167 Stroud Green Road  
London N4 3PZ

T (0)20 7281 2000

## General Contact

E [info@davidandrew.co.uk](mailto:info@davidandrew.co.uk)

W [www.davidandrew.co.uk](http://www.davidandrew.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	<b>71</b>	<b>71</b>
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

