



Wray Crescent, N4 3LN

Asking Price Of £550,000  
Leasehold



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A delightful two bedroom, two bathroom, Victorian converted apartment offering 723 Sq. Ft / 67.2 Sq. M of internal accommodation.

Presented in excellent decorative order this beautiful apartment is set across the upper floors of an attractive mid-terrace period property and is offered on a chain free basis.

The second floor comprises a stylish 17ft open plan kitchen / reception room with hardwood flooring, an attractive mainly tiled master bathroom and generous second/guest bedroom. The entire top floor is occupied by the master bedroom featuring two skylights, access to built-in storage within the eaves, a Juliet balcony and an en-suite shower room.

Wray Crescent is a quiet, no-through road just a short distance from Finsbury Park Station (Victoria & Piccadilly lines), while there is an excellent selection of cafés, restaurants, and shopping amenities along Stroud Green Road.

- Top floor conversion
- Two bedroom
- Two bathroom
- Juliet balcony
- Chain free
- Share of freehold
- 723 Sq Ft / 67.2 Sq M.
- Quiet location on a no-through road



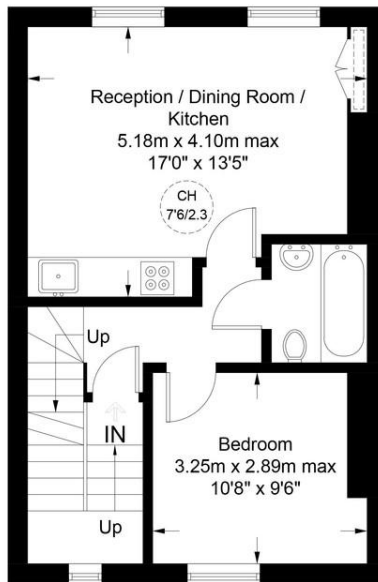




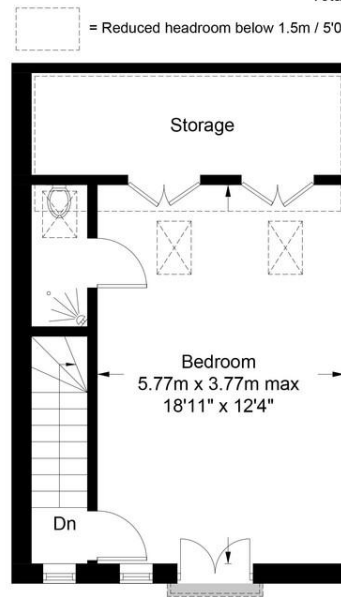
## Wray Crescent, N4

Approximate Gross Internal Area = 723 sq ft / 67.2 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 111 sq ft / 10.3 sq m  
Total = 834 sq ft / 77.5 sq m

= Reduced headroom below 1.5m / 5'0"



**Second Floor**



**Third Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID707632)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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### 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.

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