



Moray Road, N4 3LD

Guide Price £675,000
Share of Freehold



Moray Road N4

Presented to the market on a chain free basis and with a Share of the Freehold, a two bed flat with private section of rear garden in the heart of Stroud Green N4.

Arranged over the top two floors of a lovely Victorian conversion, spanning 875 SQ FT/ 80.9 SQ M of internal living space, the flat opens up into a light split-level hallway, with large double-glazed window overlooking the rear gardens, leading up to the second floor landing providing practical space for coats and shoes. A separate kitchen towards the rear, fitted with a range of wall and base units offering plenty of storage and space for all essential appliances, a large window overlooks the leafy gardens and provides access to a flat roof area which has previously had planning permission granted to convert into a roof terrace.

Next door, a fully tiled three-piece bathroom suite with shower/bath combination, low level WC and hand wash basin with vanity unit and mounted storage cabinet. To the front, a spacious and airy reception/ dining room with two large double glazed windows filling the room with fantastic natural light. Coving to the ceiling adds to the homely feel and shelving to the alcoves add a touch of practicality.

Stairs lead up the third floor, offering two well-proportioned double bedrooms, both benefitting from large, double-glazed windows and elevated views.

The flat additionally benefits from a large section of private and leafy, south-east facing garden accessed via the communal hallway.

Located in a quiet, yet very convenient position; a short walk to Finsbury Park station (Victoria & Piccadilly lines, National Rail and Thameslink services) and the growing selection of local coffee shops, bars, and eateries at both Stroud Green & Crouch End. The green and open spaces at Finsbury Park and the Parkland Walk are also close by. Don't forget to check out the new City North Quarter, adding an array of exciting new commercial spaces like a Picturehouse Cinema and M&S Foodhall.

Chain free sale | Share of Freehold 150 + year lease | 2 double bedrooms | Private south-east facing garden | Large reception room with separate kitchen | 875 SQ FT – 80.9 SQ M | Convenient, yet residential location | Fantastic public transport | Possibility to add roof terrace STPP




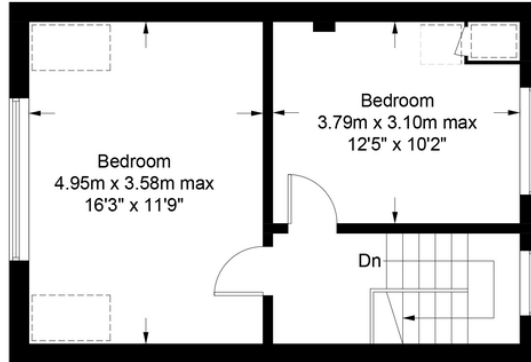




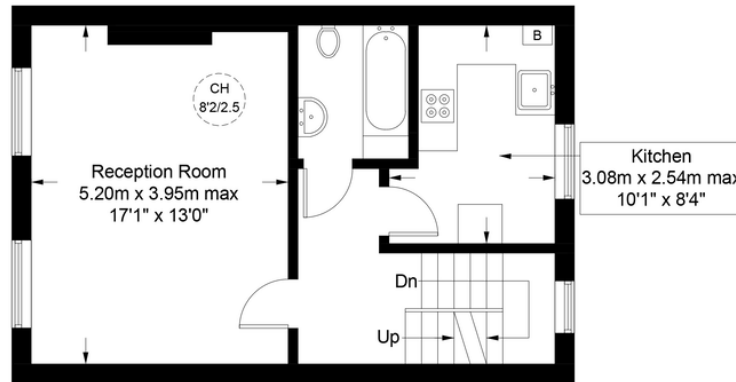
Moray Road, N4

Approximate Gross Internal Area = 845 sq ft / 78.1 sq m
Reduced Headroom = 30 sq ft / 2.8 sq m
Total = 875 sq ft / 80.9 sq m

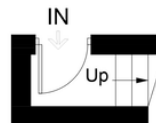
 = Reduced headroom below 1.5m / 5'0"



Third Floor



Second Floor



First 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. (ID940719)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

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.

