



Wray Crescent, N4 3LN

Guide Price of £850,000
Leasehold



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Presented in beautiful condition, a three-bedroom maisonette with south-west facing garden, offering an impressive 1106 SQ FT/102.8 SQ M of versatile internal living space.

Accessed via a private entrance, the internal hallway offers reclaimed parquet flooring, a useful under stairs storage cupboard and attractive white spindle original banister, adding to the charming character of this period property. The reception room again features parquet flooring, bespoke shelving, and storage to alcoves and a lead-lined multipaned window allowing natural light to flow through into the hallway. Semi-open plan to a large kitchen/diner with a range of wooden wall and base units and distressed work surfaces. Wall-mounted shelving and chunky tiled splashback add and imperfect quality. At the far end of the kitchen, there is ample space for a dining table, double glazed French doors provide direct access to the private south-west facing garden, a wonderful combination of rustic painted brickwork, crisp white rendered walls, Yorkstone patio and a wooden decked seating area draw the eye to the rear of the garden; principally laid to lawn with flowerbed borders, a pleasant sunny outside space. Back inside to the rear, a third bedroom/study space.

Stairs lead to the upper level, a well-proportioned double shower room with attractive tiled splashback, a combination of wood panelling, wooden work surfaces, brushed gold fittings really enhance the space. Next, two extremely generous double bedrooms, both featuring bespoke storage solutions. The rear features an unusual full width panoramic window with additional Velux window creating a light and pleasant environment. At the front, the main bedroom features a glorious bay window with en-suite bathroom.

Wray Crescent is a pleasant tree-lined cul-de-sac with a park at the end of the road. Perfectly located to take full advantage of the transport links at Finsbury Park (Piccadilly & Victoria lines, national rail) and Crouch Hill (Overground) and the wonderful selection of shops, restaurants and local amenities at Stroud Green, Crouch End, and the new City North development.

- 1106 SQ FT - 102.8 SQ M
- Three bedrooms - two bathrooms
- Fabulous proportions throughout
- Semi open plan reception & kitchen/diner
- South-west facing private garden
- Close to transport and amenities
- Green, leafy and quiet location
- Private entrance





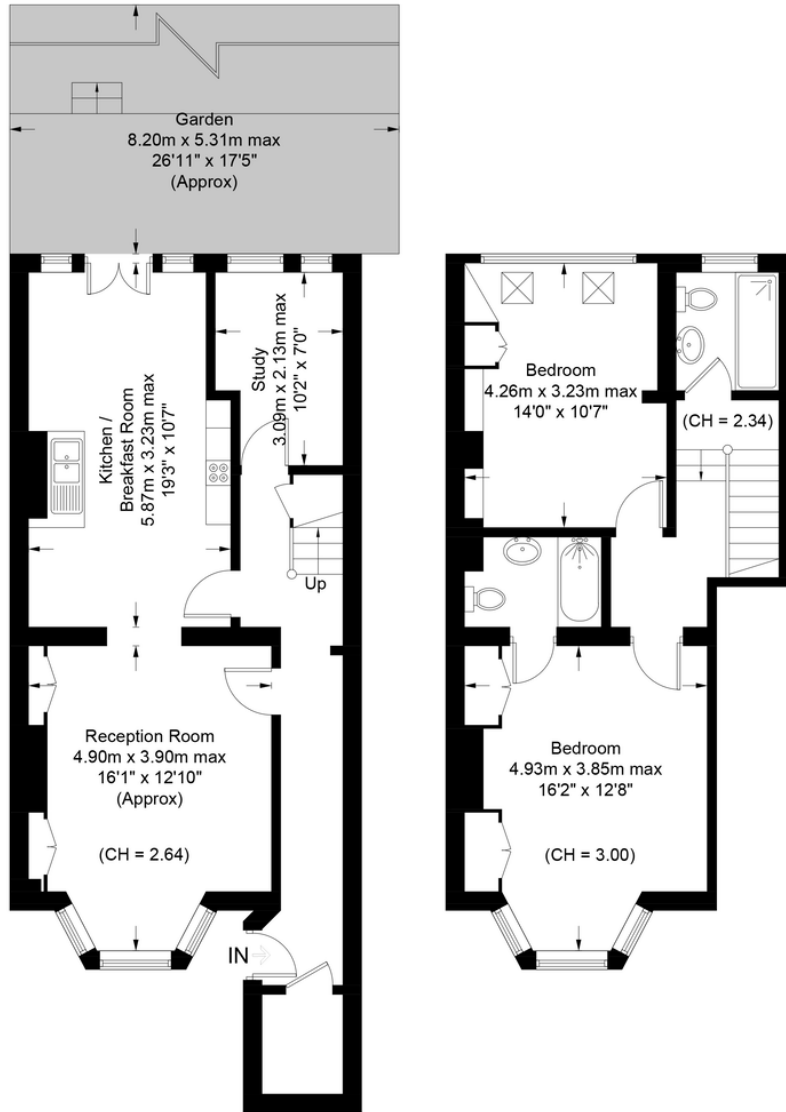


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Approximate Gross Internal Area = 1106 sq ft / 102.8 sq m

DAVID ANDREW

your most valuable asset



Ground 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. (ID844349)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
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 of 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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