



Moray Road, N4 3LG

Guide Price £500,000
Share of Freehold



Moray Road N4 3LG

Chain free, two bedroom converted period apartment with large demised private garden, arranged over the first floor and offering a light, comfortable and well-thought-out internal living space. Having undergone a full renovation in 2016 and a new modern 999 year lease in 2023, much improved by the current owners we are delighted to offer this well-balanced attractive home located on a quiet tree-lined Victorian street. Features now include two bedrooms, both benefit from large double glazed sash windows allowing great energy efficiency and noise reduction, while maintaining the period charm. Crisp white décor, fitted carpet and white column radiators really enhance the bedrooms. The owners have cleverly crafted lots of space for storage which adds great practicality. At the centre a smart bathroom, with shower bath and screen, there's an inset wash hand basin and WC with inbuilt storage and further wall mounted vanity unit. At the rear a stylish semi open plan kitchen reception space with oak flooring. The light flooded space has been really well designed, individually zoned into seating, kitchen and dining that combine beautifully together. Clever use of white cabinetry, shelving and mirrors all make perfect sense. The modern kitchen, with stylish quartz work surface and tiled splash back add texture and style. Double doors provide a lush green and leafy view over the rear south-east facing garden, stairs lead down to a landscaped low maintenance space that is surprisingly private, featuring raised borders and decked seating area.

Located in a 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 | EPC Rating C | Share of Freehold | Two bedrooms | Large demised south-east facing garden | Renovated in 2016 | New 999-year lease in 2023 | Well designed layout | High ceilings | Light and airy | Fully double glazed | Quiet & leafy location | Contemporary kitchen & bathroom | Lush green outlook | Convenient for transport | Move in condition | Great rental potential | New main roof 2021

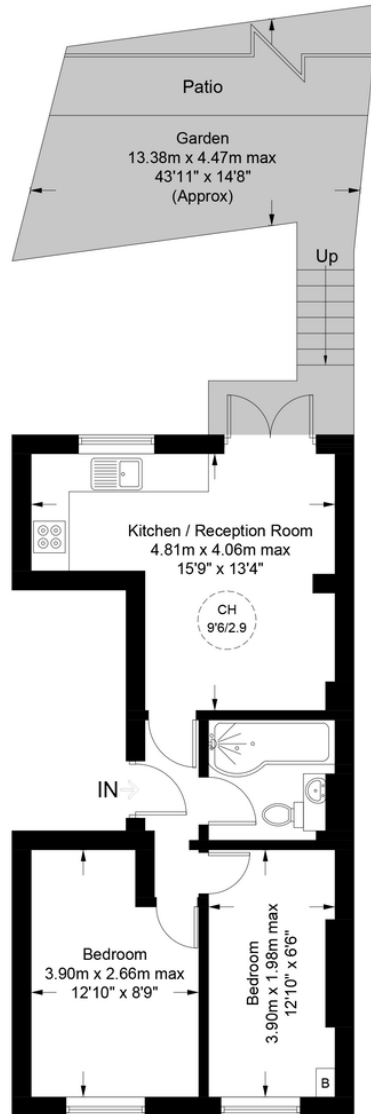






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Approximate Gross Internal Area = 442 sq ft / 41.1 sq m



First Floor



**Certified
Property
Measurer**

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. (ID902658)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note:

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