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**59 Moray Road, London N4**

**£700,000 FOR SALE**

*Flat - Garden*

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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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## 59 Moray Road, London N4

£700,000

### Description

A spacious and well-presented two-bedroom split-level conversion, arranged over three floors and offering over 1,000 sq ft of versatile living space, with access to a shared garden. Leasehold 106 years.

The property boasts a bright and airy reception room with large windows that flood the space with natural light, and a generous semi-integrated kitchen complete with breakfast bar/island – perfect for both cooking and entertaining.

There are two well-proportioned double bedrooms, including a principal bedroom with built-in storage, a stylish modern bathroom featuring both bath and shower, and an additional separate WC for added convenience.

### Key Features

- Large split-level converted flat
- Access to a shared garden space (separated for private use)
- Unofficial balcony / terrace
- Excellent location - close to Finsbury Park station and amenities

#### Tenure

Leasehold

to be confirmed

#### Ground Rent

to be confirmed

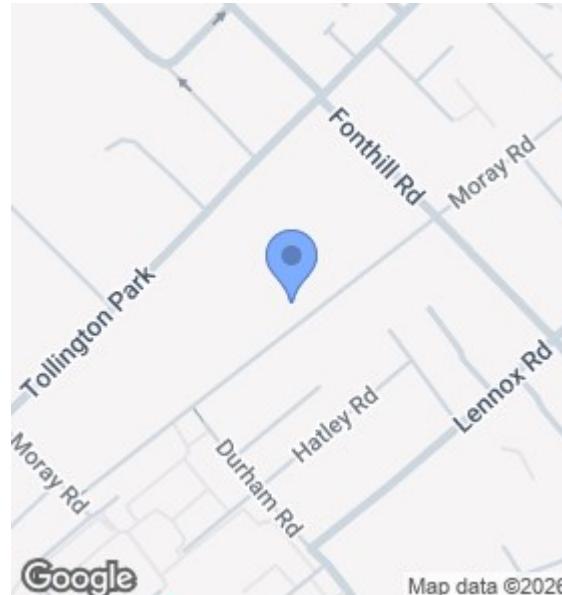
#### Service Charge

to be confirmed

#### Local Authority

Haringey

#### Council Tax



### Floorplan

#### Moray Road, N4

Approx. Gross Internal Area 1017 Sq Ft - 94.48 Sq M  
Approx. Gross Terrace Area 63 Sq Ft - 5.85 Sq M



First Floor  
Floor Area 81 Sq Ft - 7.52 Sq M



Second Floor  
Floor Area 468 Sq Ft - 43.48 Sq M



Third Floor  
Floor Area 468 Sq Ft - 43.48 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
ipaplus.com

### EPC

#### Energy Efficiency Rating

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

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.