



Moray Road, N4

£950,000 *Share of Freehold*



An exceptionally spacious four-bedroom upper-level period maisonette (1,450 sq ft). This beautifully converted home offers direct access to a shared garden and generous, well-proportioned accommodation throughout. Ideally positioned within easy reach of Finsbury Park and surrounding amenities.

KEY FEATURES

- Four Double Bedrooms
- Upper Maisonette
- 15'8 x 13'3 Reception Room
- Two Bathrooms
- Shared Garden
- 1,450 sq. ft / 134.7 sq. m Internal Area
- 10 minute walk to Finsbury Park station
- CHAIN FREE



Crouch End

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DESCRIPTION

Set across the upper floors of an attractive period conversion, this impressive four-bedroom maisonette offers approximately 1,450 sq ft of accommodation with direct access to a communal garden. The property combines generous proportions with flexible living space, making it ideal for family living, professional sharers, and entertaining.

The accommodation comprises four well-proportioned double bedrooms, a generous 15'8 x 13'3 reception room open-plan to a fully fitted 21'1 x 9'11 kitchen, and two modern bathrooms. The layout is thoughtfully arranged and benefits from excellent natural light throughout.

The local area offers an excellent selection of amenities, with the shops, bars, and restaurants of Finsbury Park, Stroud Green, and Crouch End all within close proximity. The property is ideally located just a 10-minute walk from Finsbury Park Station, providing access to the Victoria and Piccadilly Lines, as well as National Rail services.

Tenure: Share of Freehold (150 yrs from 20th September 2006)

Ground Rent: Peppercorn

Service Charge: 75% of building outgoings

Council Tax: Islington Band D (£2,211.82 2025/6)

Parking: Permits can be bought from Islington Council

Utilities: The building is serviced by mains supplied water, electricity, gas and sewerage.





PROPERTY INFORMATION

Tenure: Share of Freehold

Term: 141 year and 0 months

Service Charge: 75% of building outgoing

Ground Rent: Peppercorn

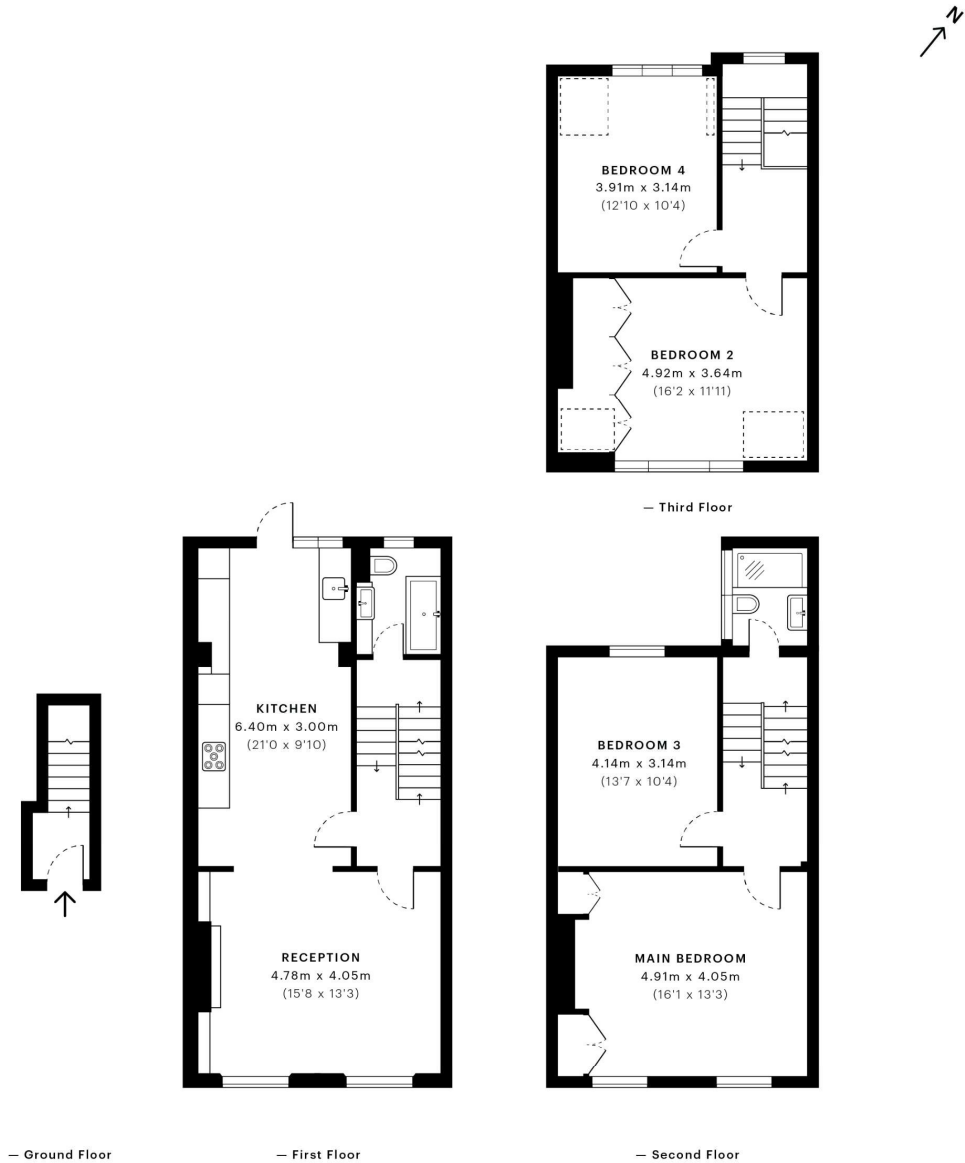
Council Tax Band: D

EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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GROSS INTERNAL AREA (GIA)
The footprint of the property
134.16 sqm / 1444.09 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
122.45 sqm / 1318.04 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
3.75 sqm / 40.36 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 127.40 sqm / 1371.32 sqft
IPMS 3C RESIDENTIAL 123.88 sqm / 1333.43 sqft

SPEC ID 62209dc6f888510dd3aceeb1