



Finsbury Road, Wood Green, N22 8PD

OFFERS IN EXCESS OF  
£410,000





## PROPERTY SUMMARY

Coultons are delighted to offer for sale this two double bedroom flat situated on the first floor of this purpose built block forming part of a modern development. Situated on a sought after residential street close to Alexandra Palace Overground Station and Wood Green Underground Station. Boasting 717 sq ft of internal floor space, this unusually spacious two bedroom property offers bright and airy accommodation and is beautifully presented throughout. Comprising of a stunning large open plan reception and kitchen. The two double bedrooms and stylish family bathroom complete the internal layout.

2



1



1

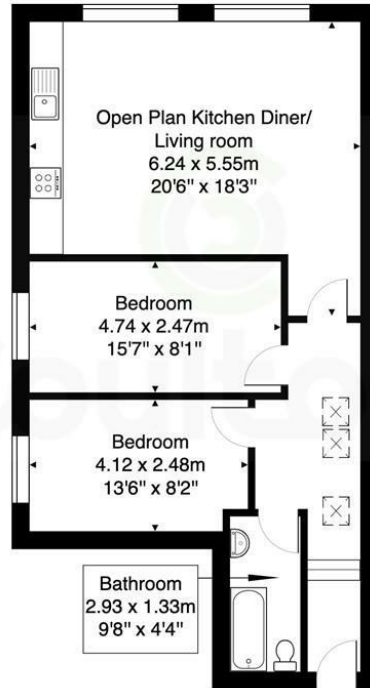






## Finsbury Road- N22

Approximate Gross Internal Area 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>



FIRST FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.  
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**LOCAL AUTHORITY**  
Haringey London Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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