



899 SqFt Interior



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**DAVIES & DAVIES ESTATE AGENTS**

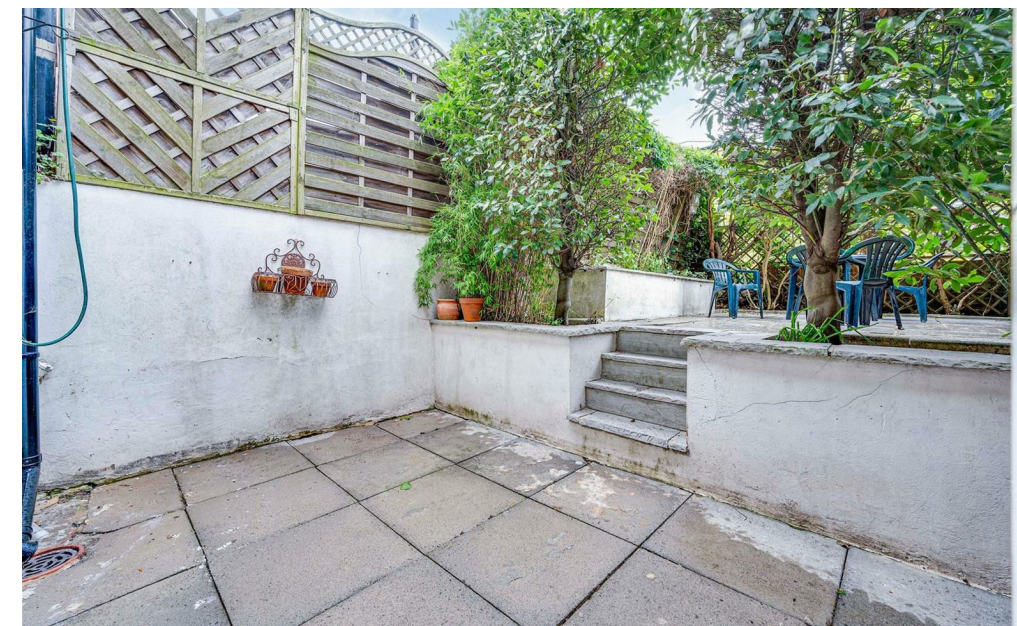
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**WOODSTOCK ROAD**

2 BEDROOM | 1 BATHROOM | FLAT



## OUR FAVOURITE FEATURES:

- > LEASEHOLD - 125 YEARS FROM OCT 88
- > £10.00 PA GROUND RENT
- > £678.83 SERVICE CHARGE
- > EPC RATING C
- > COUNCIL TAX BAND D

## KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- CHAIN FREE
- OPEN PLAN LIVING / KITCHEN
- EPC RATING D
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£600,000

Discover the perfect blend of style and functionality in this inviting split-level maisonette. As you step through the entrance on the raised ground floor, you'll be greeted by an open-plan kitchen and living area that seamlessly combines modern design with comfort. The living room boasts a bay front, filling the space with natural light and offering a serene view of the surroundings.

A striking feature of this home is the central staircase that elegantly connects both levels. Descending to the lower ground floor, you'll find two spacious double bedrooms, each with built-in wardrobes, providing ample storage space and maintaining a clutter-free environment.

The bathroom on this level offers convenience and relaxation, featuring a shower over the bath. Additionally, the rear bedroom provides direct access to a private rear garden, a tranquil retreat for outdoor dining, gardening, or simply enjoying the fresh air. The garden is predominantly paved, making it low maintenance and perfect for entertaining.



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		69	77
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

