
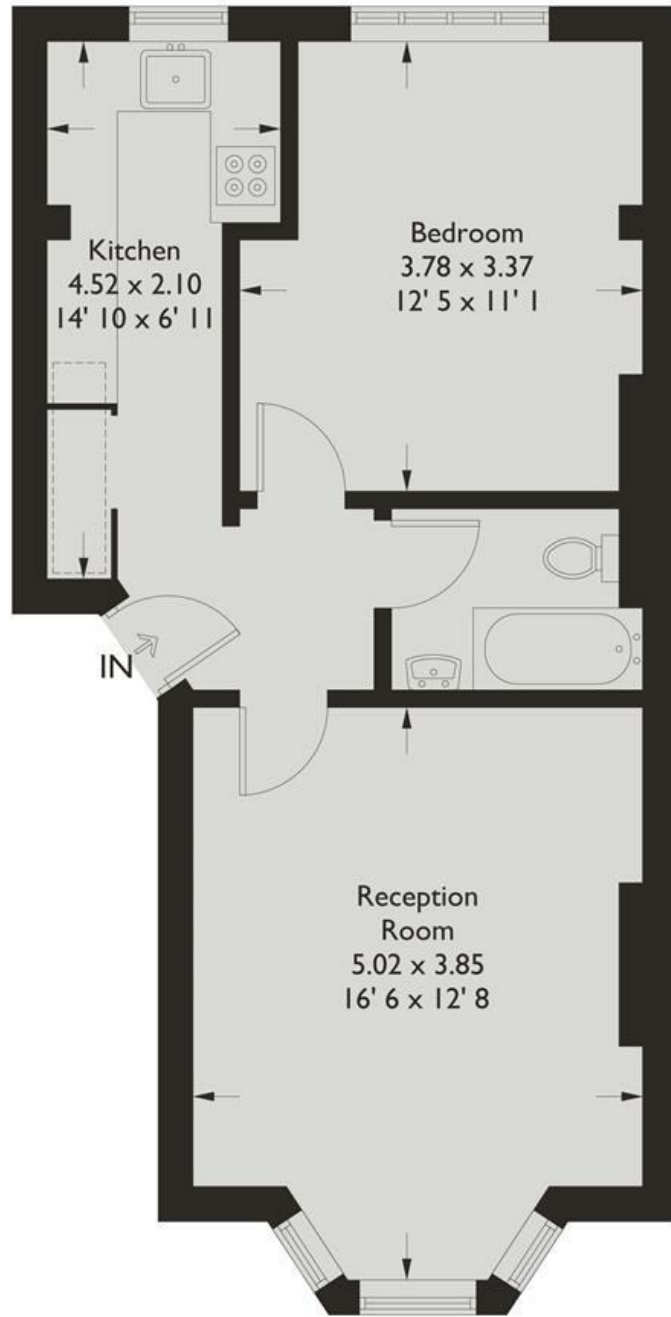




488 SqFt Interior



 = Reduced headroom below 1.5m / 5'0



Raised Ground Floor

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.



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WOODSTOCK ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > SHARE OF FREEHOLD
- > 999 YEAR LEASE FROM 1985
- > £0 GROUND RENT £0 SERVICE CHARGE
- > EPC TBC
- > COUNCIL TAX BAND B

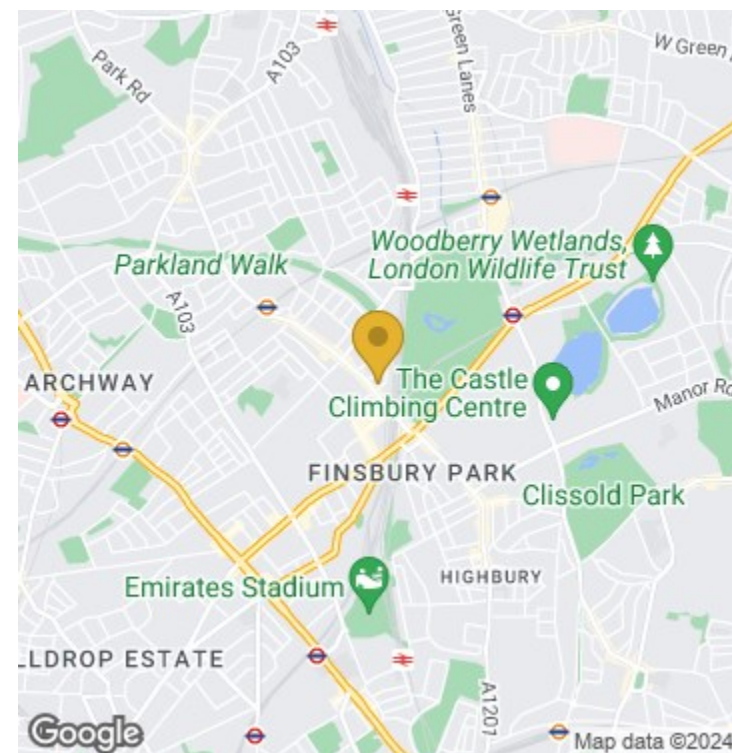
KEY FEATURES

- 1 DOUBLE BEDROOM
- CHARMING PERIOD FEATURES
- SHARE OF FREEHOLD
- WELL PRESENTED THROUGHOUT
- SEPARATE FARMHOUSE STYLE KITCHEN
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR £425,000

Revel in charming period features and contemporary design throughout this charming, one-bedroom Victorian conversion. Situated on a raised ground floor, the attractive abode sits within the heart of popular Finsbury Park, with swathes of local green space.

You are located mere moments from an excellent selection of bars and restaurants, Stroud Green Farmers' Market and the famous Park Theatre. Transport wise, Finsbury Park station – offering tube, rail and bus options (including the Victoria and Piccadilly lines) – is found within 0.2 miles, just a five-minute stroll away on foot.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

BEDROOMS: 1

BATHROOMS: 1

RECEPTIONS: 1

