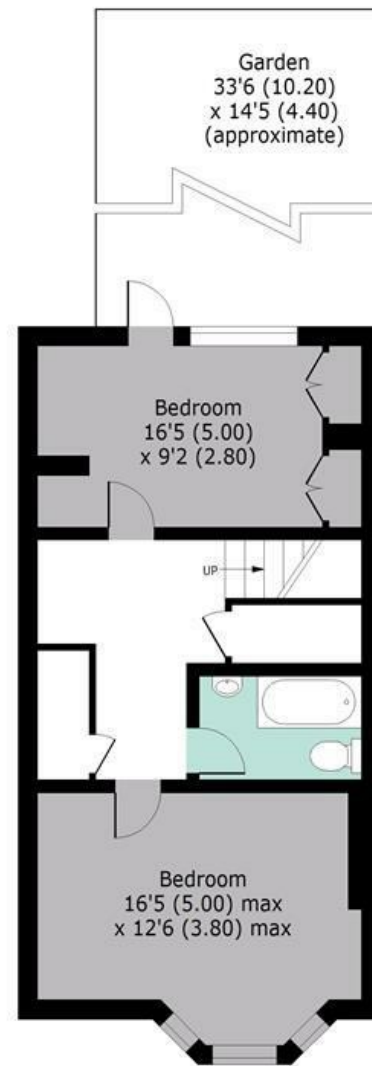


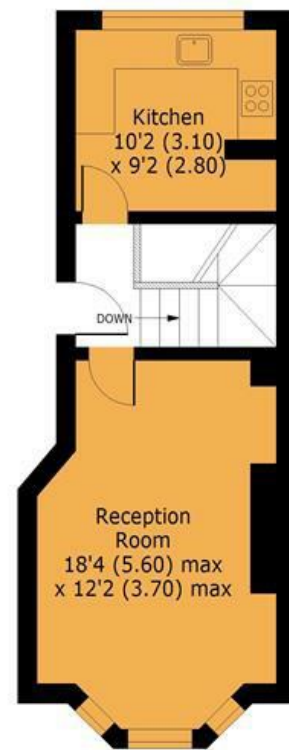


## Woodstock Road, N4

Approx. Gross Internal Area 930 Sq Ft - 86.4 Sq M



LOWER GROUND FLOOR



GROUND FLOOR



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.

lpaplus.com

Date: 13/6/2023



DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

WOODSTOCK ROAD

2 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

COUNCIL TAX BAND:

D  
HARINGEY

DEPOSIT AMOUNT:

£2,769\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

## KEY FEATURES

- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- UNFURNISHED
- AVAILABLE FROM 6TH AUGUST
- EPC RATING C
- 0.2 MILES FROM FINSBURY PARK STATION

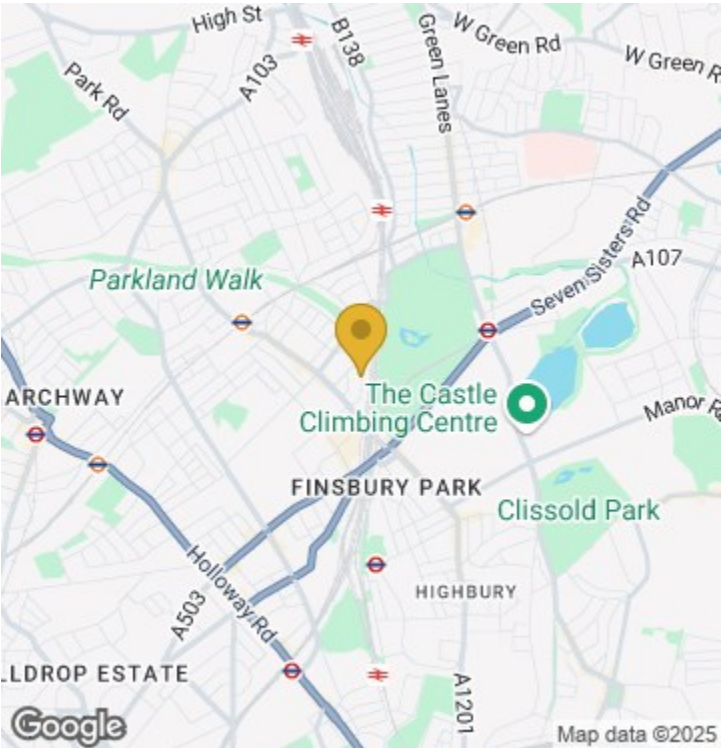
YOURS FOR  
£2,400 PCM

Once inside your Victorian maisonette, a nice-sized reception room welcomes you with fresh white walls, a feature brick fireplace and large bay windows - perfect for cultivating your ever-growing houseplant collection.

You'll also find the kitchen on the ground floor, in retro chic 1970s tiling and cabinetry with large fridge freezer and contemporary oven. Casement windows provide leafy views across a grand neighbouring palm and your own private garden below.

Descending the staircase and passing by both hallway storage cupboards, you'll spot the sprawling first double bedroom complete with fresh white walls, laminate flooring and pendant lighting. The second double bedroom enjoys acres of storage space within wall-to-wall inbuilt wardrobes. You may have to fight over this room, which also offers access to the private walled garden via French windows.

VIEW MORE ON  
OUR WEBSITE



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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

