



## Woodstock Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 476 SQ FT / 44.2 SQ M



FIRST FLOOR

TOP FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as basis of valuation.

[www.lpaplus.com](http://www.lpaplus.com)



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

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

B  
HARINGEY

DEPOSIT AMOUNT:

£1,961\*

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

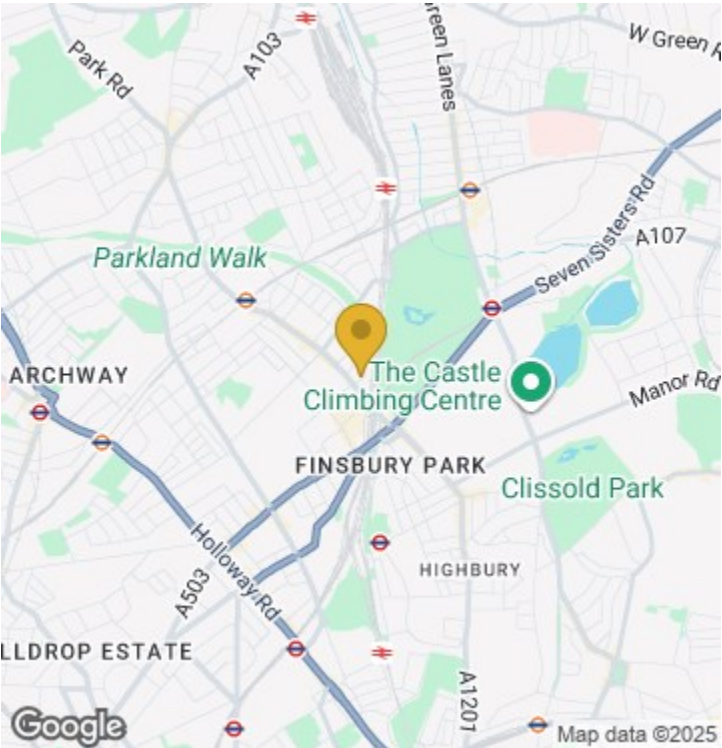
- 1 DOUBLE BEDROOM
- TOP FLOOR FLAT
- UNFURNISHED
- AVAILABLE FROM 9TH SEPTEMBER
- EPC RATING E
- 0.2 MILES FROM FINSBURY PARK

YOURS FOR  
£1,700 PCM

Discover clean white walls from this one bedroom, top floor flat occupying a quintessential Victorian townhouse, just 0.2 miles from Finsbury Park Station.

Situated on a tree lined street in Stroud Green, North London, the one bed is within easy reach of both Finsbury Park station (accessible by the Victoria, Piccadilly and Overground lines) and Stroud Green Road, which features a range of independent shops, deli's and TimeOut recommended restaurants. For more information on the local area please see our website; <https://www.daviesdavies.co.uk/neighbourhoods/>

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	

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	

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

