



## Woodstock Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 450 SQ FT / 41.8 SQ M



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, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification 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 a basis of valuation.

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**DAVIES & DAVIES ESTATE AGENTS**

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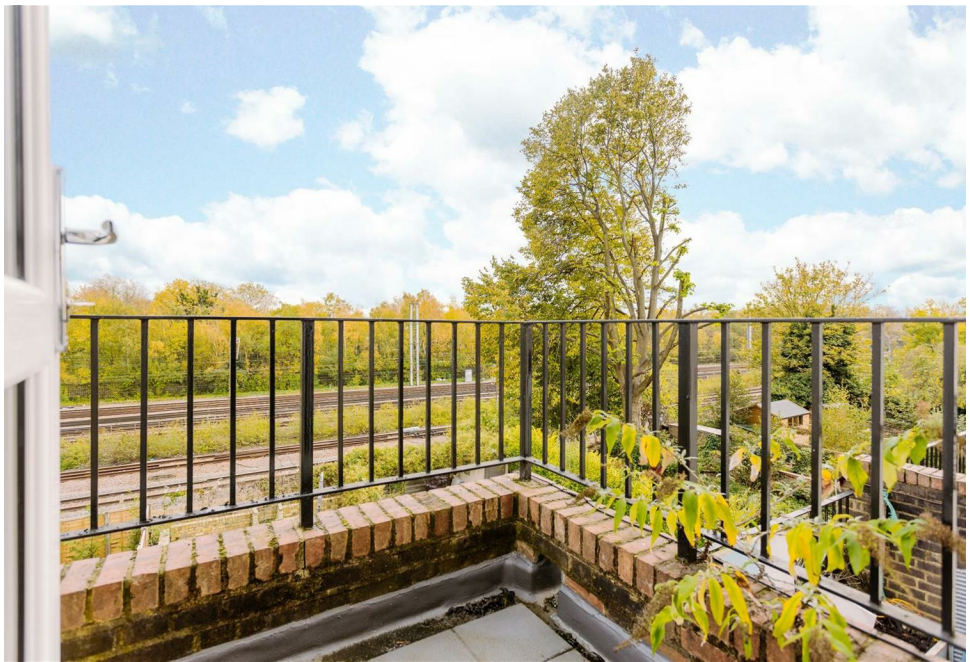
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**WOODSTOCK ROAD**

0 BEDROOM | 1 BATHROOM | STUDIO





MATERIAL  
INFORMATION:

> COUNCIL TAX B

> EPC

> AVAILABLE  
IMMEDIATELY

KEY FEATURES

- STUDIO FLAT
- AVAILABLE IMMEDIATELY
- PRIVATE BALCONY
- UNFURNISHED
- POPULAR LOCATION
- 0.3 MILES TO FINSBURY PARK STATION

YOURS FOR  
£1,300 PCM

Residing just 0.3 miles from Finsbury Park Station awaits a charming studio apartment boasting an adorable private balcony, plentiful inbuilt storage and double glazed windows throughout.

Location wise, you're just down the road from Stroud Green Market (hosted every Sunday at Stroud Green School and across the road from hidden drinking spot The Faltering Fullback) – a very recent addition to the area, which has already won a place in many locals' hearts. Recent weeks have found us devouring award-winning brownies, cooking up thick slabs of farm fresh bacon and tucking into scrumptious dairy-free crepes.



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	71	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: 0
- BATHROOMS: 1
- RECEPTIONS: 1

