

**Woodstock Road, Finsbury Park  
 2 Bedroom Flat**

**Price: £400,000**



- ✓ Two Double Bedrooms
- ✓ Open Plan Kitchen/Reception
- ✓ Modern Tiled Bathroom

- ✓ Raised Ground Floor Flat
- ✓ Fitted Kitchen
- ✓ Chain Free

## Woodstock Road, Finsbury Park

Set within a grand and stunning period property, this is a beautiful and bright two bedroom raised ground floor apartment that is currently being offered chain free.

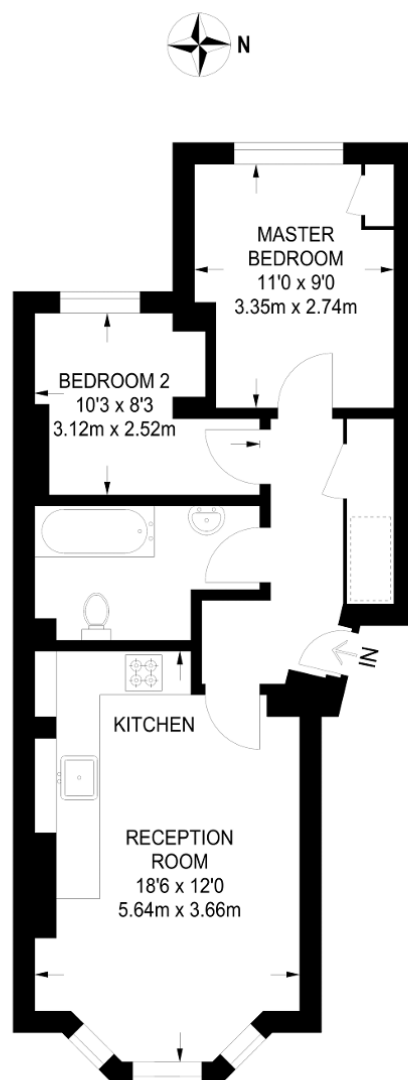
There is lots of natural sunlight streaming through the big bay windows, open plan living room with a stylish tiled kitchen that offers space for dining, two bedrooms and bathroom.

Woodstock Road is a lovely residential road, in a fantastic location, offering easy access to Finsbury Park station & Crouch Hill station. You are also in close distance to the popular bars and restaurants on Stroud Green, Crouch End and Holloway. The property currently is within the stamp duty exempt threshold.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.



 = REDUCED HEADROOM BELOW 1.5 M / 5'0

**RAISED GROUND FLOOR**  
**490 SQ FT / 45.55 SQ M**

## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		