



Woodstock Road, N4 3ET

Guide Price £450,000  
Share of Freehold





# Woodstock Road N4

Guide Price £450,000

Share of Freehold

Stylish and practical, a spacious one-bedroom period conversion with private garden to the rear, comprising 595 SQ FT / 55.5 SQM of living/entertaining space.

Presented to the market in excellent decorative order, features include a private entrance, large internal hallway with under stairs storage cupboard, a generous double bedroom with bay window, attractive wooden flooring and ample space for wardrobes. The bay overlooks the well-tended shared front garden creating a pleasant outlook and additional outside space. There's a white three-piece bathroom suite fully tiled with heated towel rail. At the rear the apartment really starts to show off, a fabulous open plan reception has been thoughtfully designed to create a seating, cooking and dining area that works harmoniously together, there's even space for a piano. The kitchen benefits from lots of storage and great prep space ideal for budding chefs and you won't feel left out when entertaining. The crisp white walls and wooden tones lead the eye to a pretty rear garden backing onto Finsbury Park so not overlooked. A large wooden decked patio creates the perfect alfresco dining space, a pleasant faux lawn and lush green and leafy trees add to the seclusion and make you feel like you are not in London anymore.

Just off Stroud Green, Woodstock Road is perfectly placed to take full advantage of a growing range of boutique shopping and entertainment facilities. There's a wonderful assortment of restaurants catering to all tastes and budgets, a tempting selection of excellent local football, rugby and gastro pubs. One of the strongest facets of this location is the access to public transport, ideally situated within moments of Finsbury Park stations providing super easy access to the City & West End. Don't forget to check out the new City North development.

Set within a well maintained period property, offered with a share of the freehold, the exterior condition sends a really positive message about the neighbours and general upkeep.

- Garden flat
- Fabulous condition
- Share of Freehold
- Generous double bedroom
- Large bathroom
- Landscaped gardens
- Double glazing
- 595 SQ FT / 55.5 SQ M



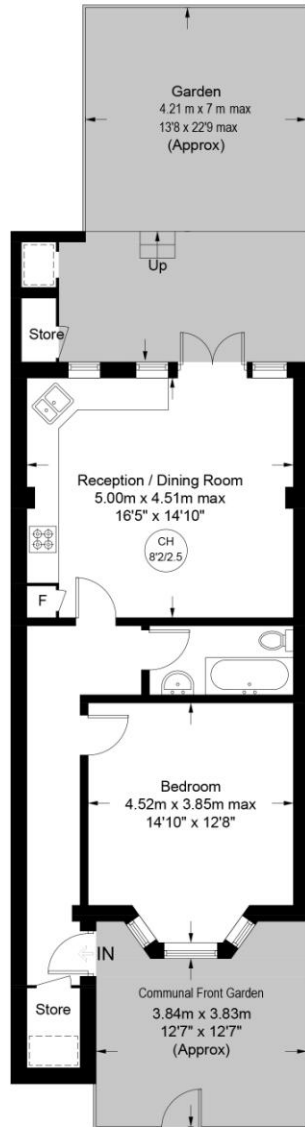






## Woodstock Road, N4

Approximate Gross Internal Area = 576 sq ft / 53.5 sq m  
 Store = 10 sq ft / 0.9 sq m  
 Reduced Headroom = 12 sq ft / 1.1 sq m  
 Total = 598 sq ft / 55.5 sq m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID779808)

DA



# DAVID ANDREW

your most valuable asset

Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park  
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road  
London N4 3PZ

T (0)20 7281 2000

General Contact

E [info@davidandrew.co.uk](mailto:info@davidandrew.co.uk)

W [www.davidandrew.co.uk](http://www.davidandrew.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

