



Woodstock Road, N4 3EU

Guide Price £550,000
Leasehold



Woodstock Road N4 3EU

Presented to the market chain-free, a ground floor two-bedroom apartment with generous room proportions and a beautiful wrap-around rear garden.

Offering 726 SQ FT/ 76.5 SQ M of well-maintained internal living space, features include a central hallway with two large storage cupboards and a relatively new intercom system. Laminated wooden floors and crisp white walls run throughout this attractive home. There's a spacious separate reception with beautiful bay window, allowing pleasant natural lighting. Either side of the reception, which creates natural division, two similarly sized double bedrooms, ideal for sharers or perhaps as a rental investment. Next a modern, white three-piece suite bathroom suite, predominantly tiled with stylish hand basin, panelled bath with fitted shower, low level WC, the bathroom also has the advantage of a utility cupboard housing the washing machine. Next door, a practical kitchen/diner, there's a range of wall and base units, integrated oven, hob and extractor, one and half bowl sink, cleverly positioned with a view over the garden. The far end of the kitchen allows a practical and enjoyable dining space, with large window overlooking the garden. A central door provides access to our favourite aspect, a large wrap-around private rear garden, there's a low maintenance circular patio and mature trees create a shaded seating area, it's a surprisingly pleasant space that's not overlooked. Other advantages include side access from the garden to the rear off street parking and double glazing runs through the flat. At the rear, decorative grills for added security.

Located in a convenient position, in close proximity to Finsbury Park station (Victoria & Piccadilly lines, National Rail and Thameslink services). There's a growing selection of local coffee shops, bars, and eateries at both Stroud Green & Crouch End. The green and open spaces at Finsbury Park, the Parkland Walk are also close by.

Don't forget to check out the new City North Quarter, adding an array of exciting new commercial spaces like a Picturehouse Cinema and M&S Foodhall.

- Chain-free sale
- Two spacious bedrooms
- Large private garden
- Wonderful proportions
- Kitchen/diner
- Light and airy separate reception
- Popular and convenient location
- Access to off street parking





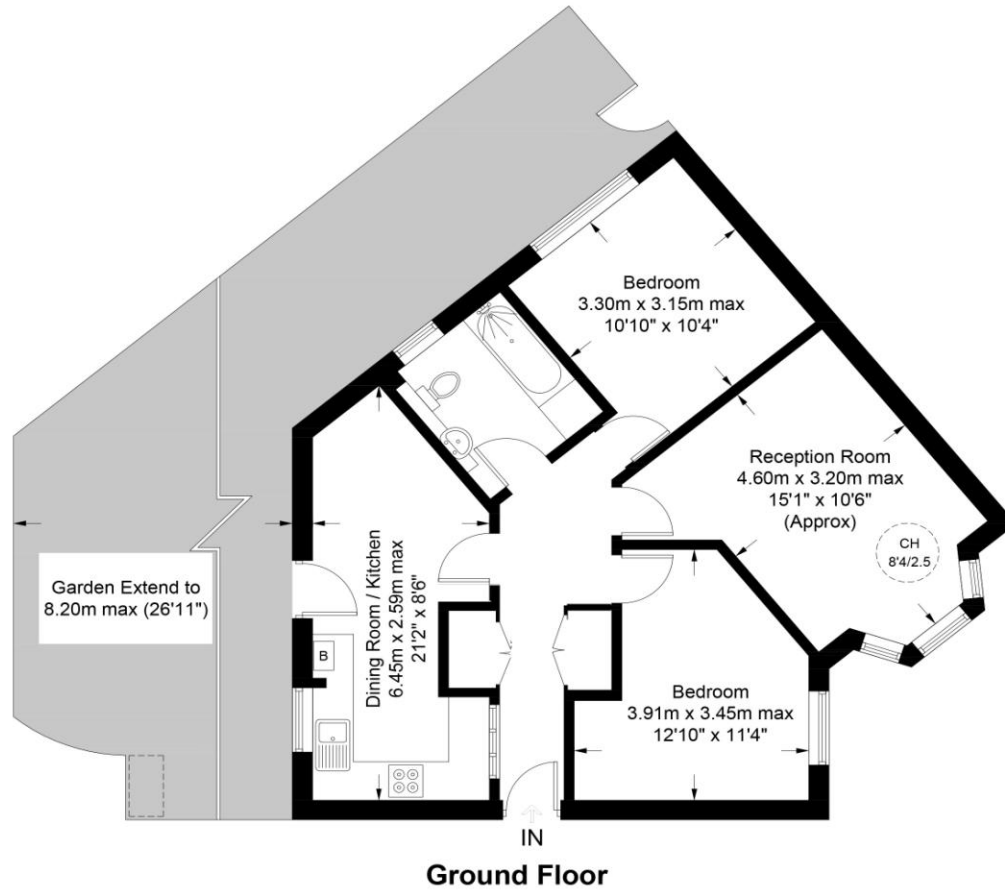


Woodstock Road, N4

Approximate Gross Internal Area = 726 sq ft / 67.5 sq m

DAVID ANDREW

your most valuable asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

W www.davidandrew.co.uk



Certified Property Measurer

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. (ID870757)



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 or 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.

