



Woodfall Road, N4 3JD  
£2,150 pcm

**DAVID  
ANDREW**

your  
most  
valuable  
asset



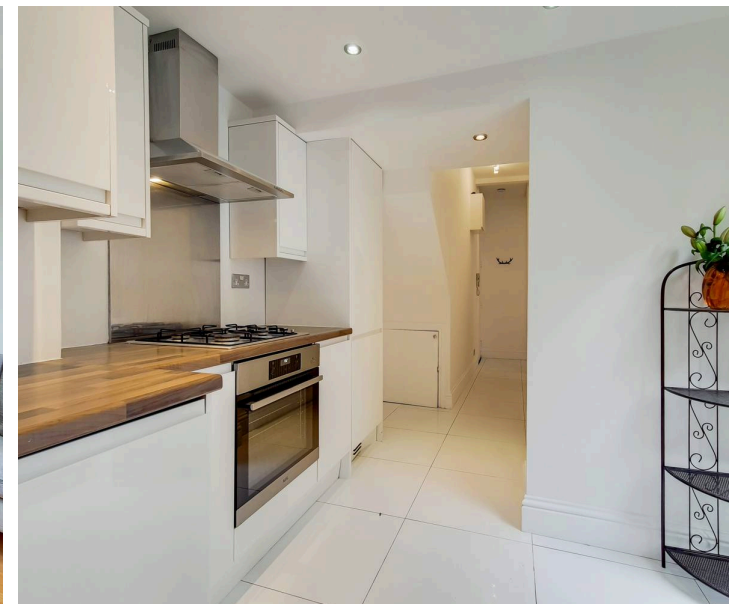
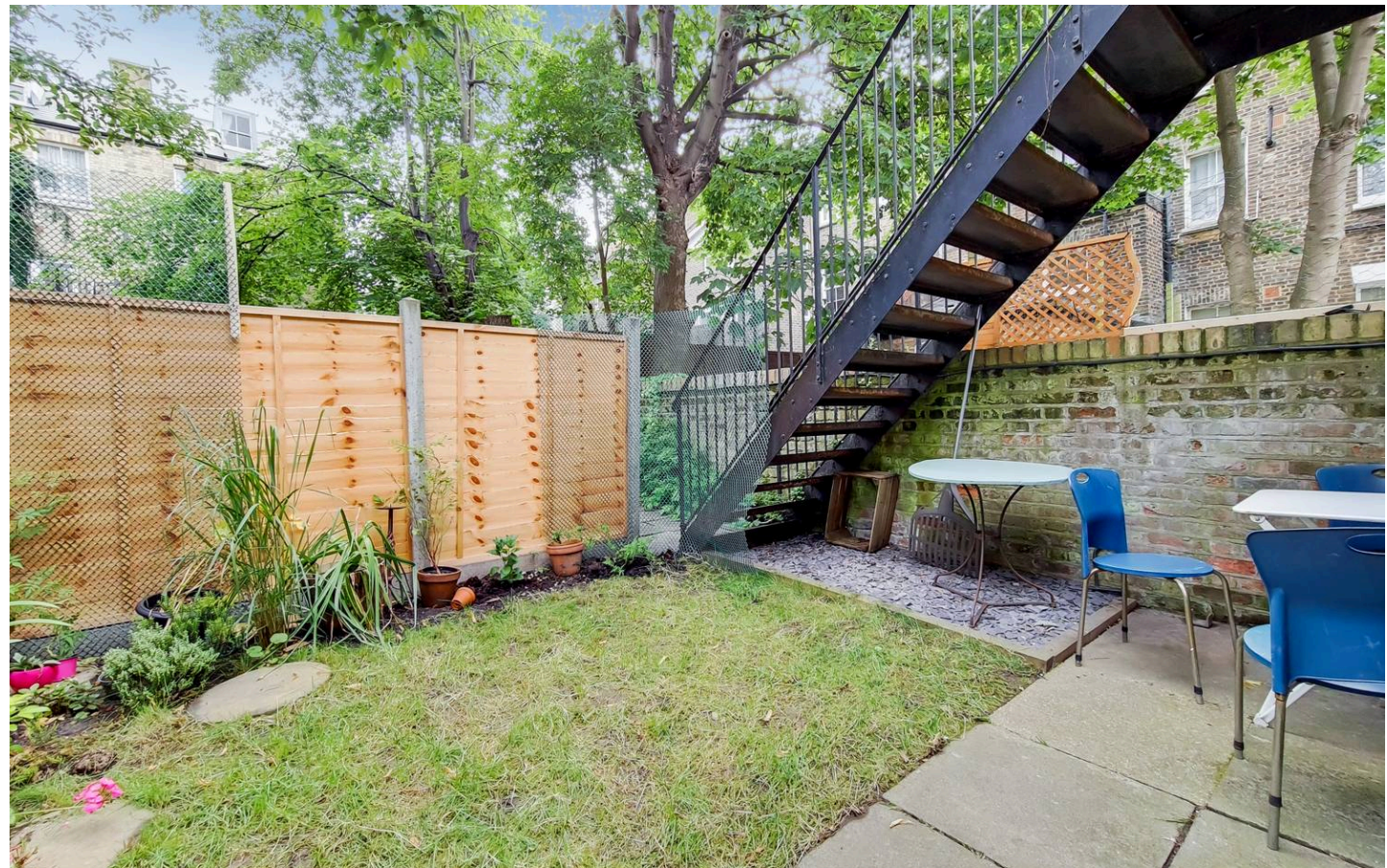
**A charming and practical one-bedroom apartment with a private garden, set on the ground floor of an elegant period conversion just five minutes' walk from Finsbury Park Station (Victoria Line, Piccadilly Line, and National Rail).**

This well-presented home features a bright separate reception room with attractive bay windows, a fully fitted modern kitchen, a generously sized bedroom, and a contemporary bathroom. Additional benefits include ample storage, high ceilings, period features, gas central heating, and double-glazed windows. The private garden offers an ideal space for outdoor dining or relaxation.

Woodfall Road enjoys a family-friendly setting in the ever-popular Stroud Green area, just moments from the Parkland Walk. Excellent transport connections are provided by nearby Finsbury Park Station, while the local area offers a vibrant mix of bars, cafés, and restaurants. **Available from the 5th of September. Offered part furnished.**

Council Tax band: C / EPC Energy Efficiency Rating: D

- One-Bedroom Apartment
- Private Garden
- Fully Fitted Modern Kitchen
- Comprising 440sqft / 41sqm
- Naturally Bright Interior
- Sleek Modern Finishes
- Moments from Finsbury Park Station
- Excellent Location
- Offered Part Furnished
- Available 9th of September



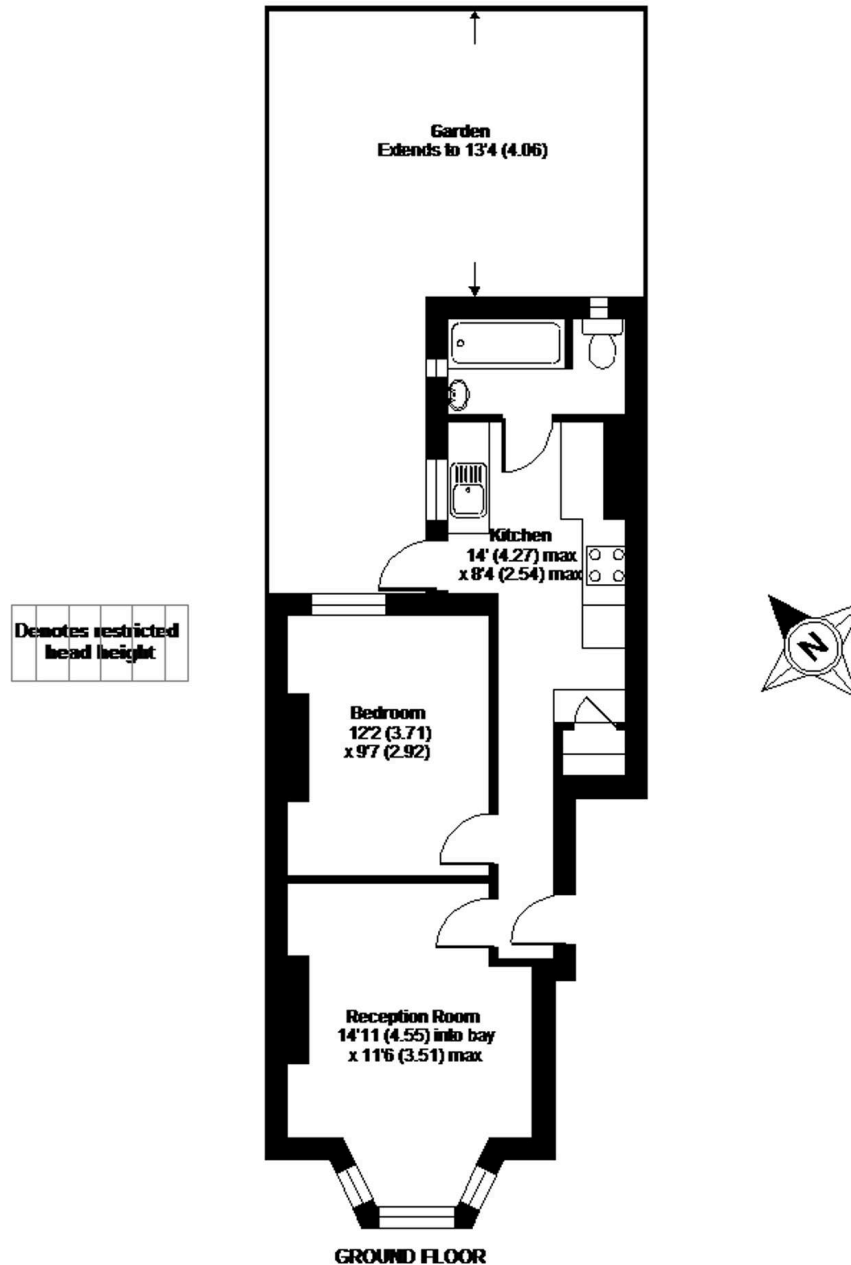




# Woodfall Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 439 SQ FT 40.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

**DAVID  
ANDREW** | your  
most  
valuable  
asset



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 representation purposes only as defined by 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 a basis of valuation.

Copyright nichecom.co.uk 2013 Produced for David Andrew REF : 390075

**Note:**  
No liability has been exercised in the preparation of these particulars, and the accuracy of the particulars about the property must not be taken as representations of fact. Prospective applicants should make and rely upon their own enquiries and those of professional advisers. David Andrew Estates accept no liability for any error contained in these particulars.

## 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

## Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

## Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222

scan to book  
a viewing

