



WOOLLASTON ROAD, N4
£399,950 LEASEHOLD

DESCRIPTION:

Large one bedroom garden flat with period features in need of a complete renovation, converted from the entire ground floor of a Victorian terrace house. A 5 minute walk to the entrance of Finsbury Park.

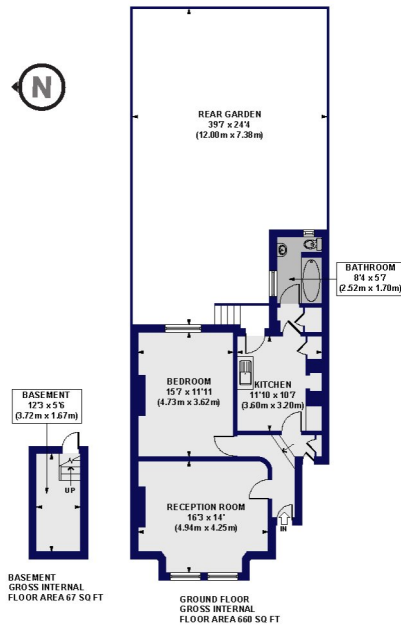
Sole Agent.

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



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Woollaston Road, N4
 Approx. Gross Internal Floor Area 727 sq. ft / 67.55 sq. m



All measurements of walls, doors, windows, fittings, and appliances, throughout the specification, are given in the metric system and do not constitute any warranty or representation by the seller, their agent or agent's agent. Any discrepancies between the metric and imperial measurements are to be taken as the imperial measurement unless otherwise stated. This plan is for illustration purposes only and should be used as a guide only for prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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