



Woodberry Grove, London, N4

Guide Price: £449,950

 Benham
& Reeves

Woodberry Grove, London, N4

 1 Bedroom  1 Bathroom  Leasehold

A luxurious 16th-floor purpose-built apartment with a private balcony located in the award winning Woodbury Down development.

This immaculately presented apartment comprises a spacious reception room with a contemporary open plan kitchen and direct access to a private balcony offering wonderful views, a double bedroom with fitted wardrobes and stylish fully tiled bathroom.

Further benefits include a 24-hour concierge service, residents' gymnasium, bike storage and on-site shopping facilities.

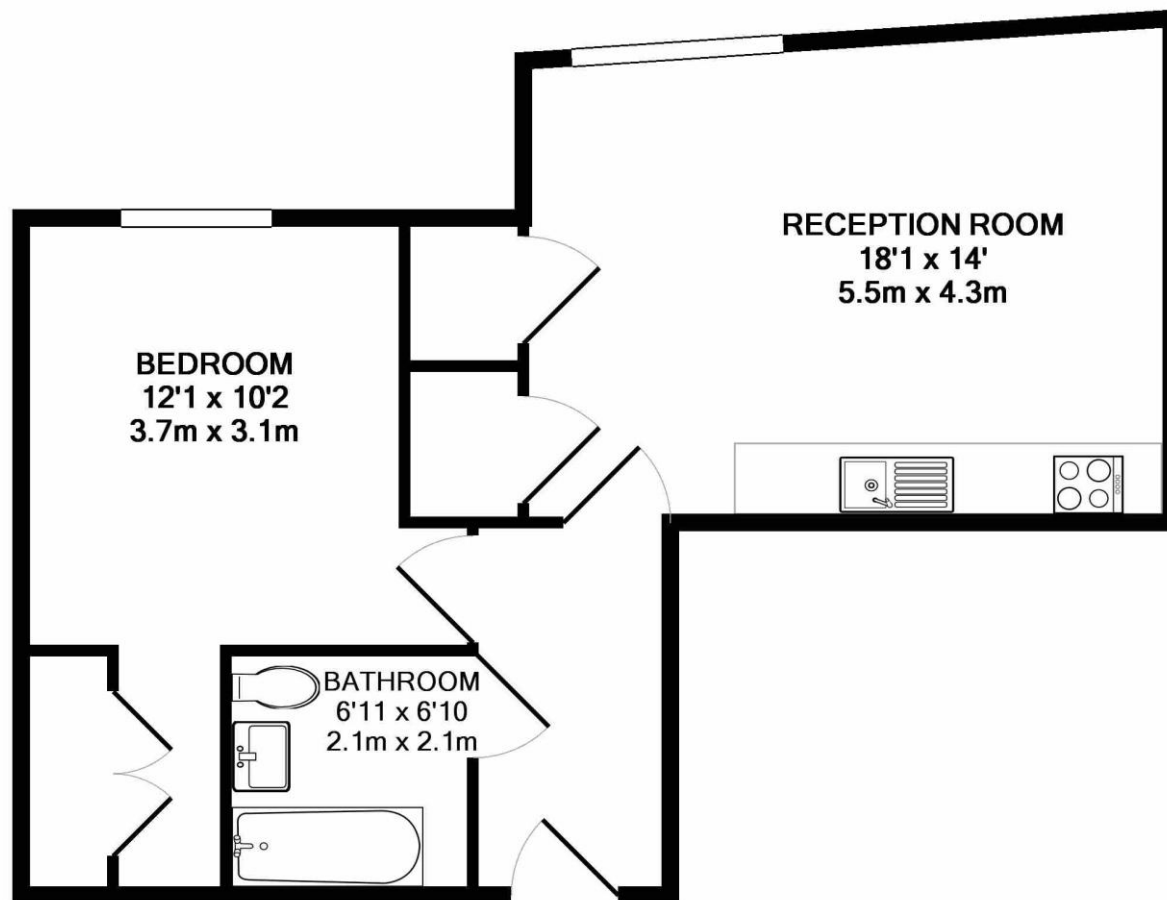
The green open spaces of Finsbury Park and Clissold Park are close by, as are a wide selection of local shops, cafés and restaurants. There are excellent transport links, including Manor House underground station (Piccadilly line) providing an easy commute to the West End and City





Property Features:

- Double Bedroom
- Bathroom
- Reception Room
- Fully Fitted Open Plan Kitchen
- Private Balcony
- Lift Access
- 24-Hour Concierge Service
- Residents Gymnasium



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 SQ.M.)

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£449,950
Tenure:	Leasehold Expires 25/09/3008 Approximately 982 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2026
Service Charge:	£3,272.96 (per annum) to March 2026
Anticipated Rent:	£2,500.00 pcm Approx. 6.7% Yield

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

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