



Devan Grove, Woodberry Down, N4

Asking Price: £425,000

Benham
& Reeves

Devan Grove, Woodberry Down, N4

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A superb one bedroom apartment set on the 1st floor of this purpose built block located within the award winning Woodbury Down development.

This well presented apartment comprises a spacious reception room with a contemporary open plan kitchen, a double bedroom with fitted wardrobes, a stylish fully tiled bathroom and a private balcony accessed from both the reception room and bedroom.

Further benefits include a 24-hour concierge service, on-site shopping facilities and access to the residents' gymnasium and swimming pool.

Set against the backdrop of the iconic London skyline and waterside location, including a sailing lake and nature reserve, the homes that make up Woodberry Down are part of a truly exciting transformation.

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.



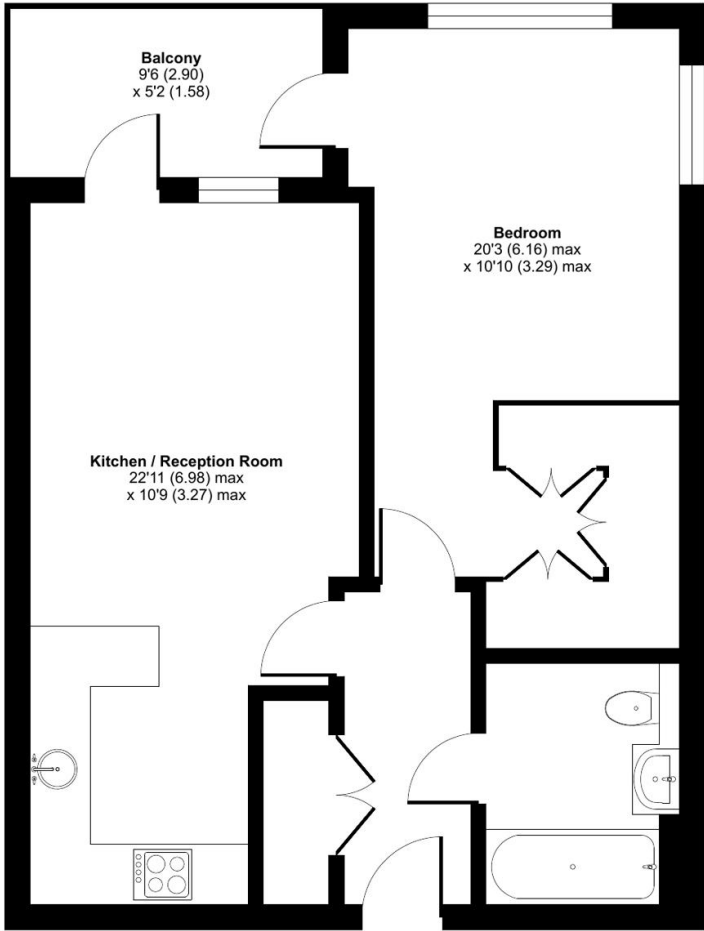


Property Features:

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

Devan Grove, London, N4

Approximate Area = 548 sq ft / 50.9 sq m
 For identification only - Not to scale



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£425,000
Tenure:	Leasehold Expires 02/09/2312 Approximately 286 Years Remaining
Ground Rent:	£250.00 (per annum) 2025
Service Charge:	£3,810.38 (per annum) 2025
Anticipated Rent:	£2,200.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: DMP250662

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