



# Woodberry Grove, Manor House, N4

Asking Price: £420,000

 Benham  
& Reeves

# Woodberry Grove, Manor House, N4

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

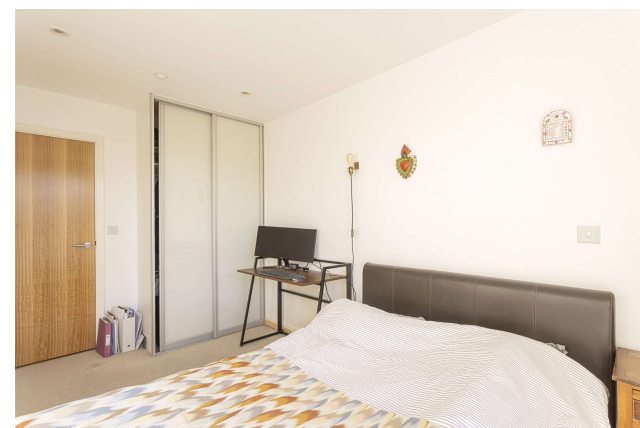
A luxurious apartment with private balcony set on the 4th floor of this purpose built block located in the award winning Woodbury Down development.

This immaculately presented apartment comprises a spacious reception room with 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.

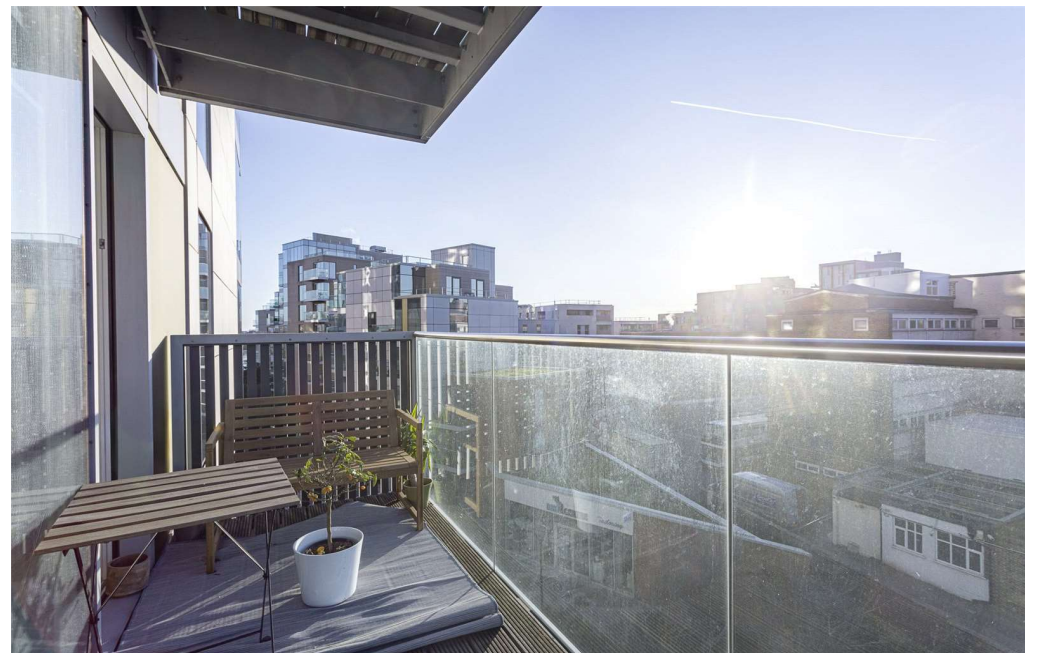
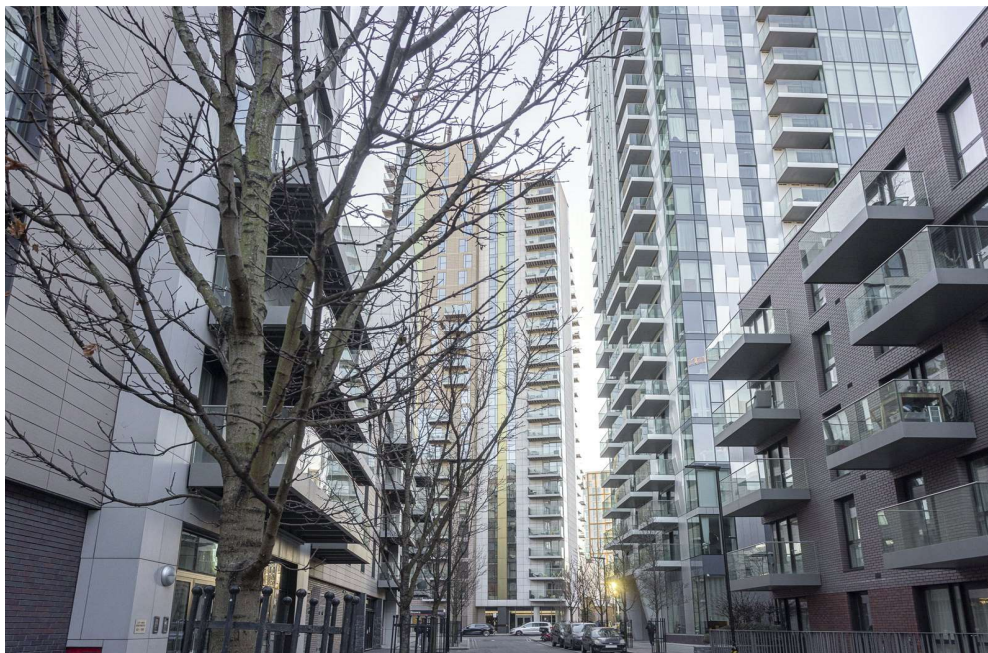
The green open spaces of Finsbury Park and Clissold Park are close by, as are a wide selection of local shops, cafés and restaurants. There are excellent transport links including Manor House underground station (Piccadilly line) providing an easy commute to the West End and City.

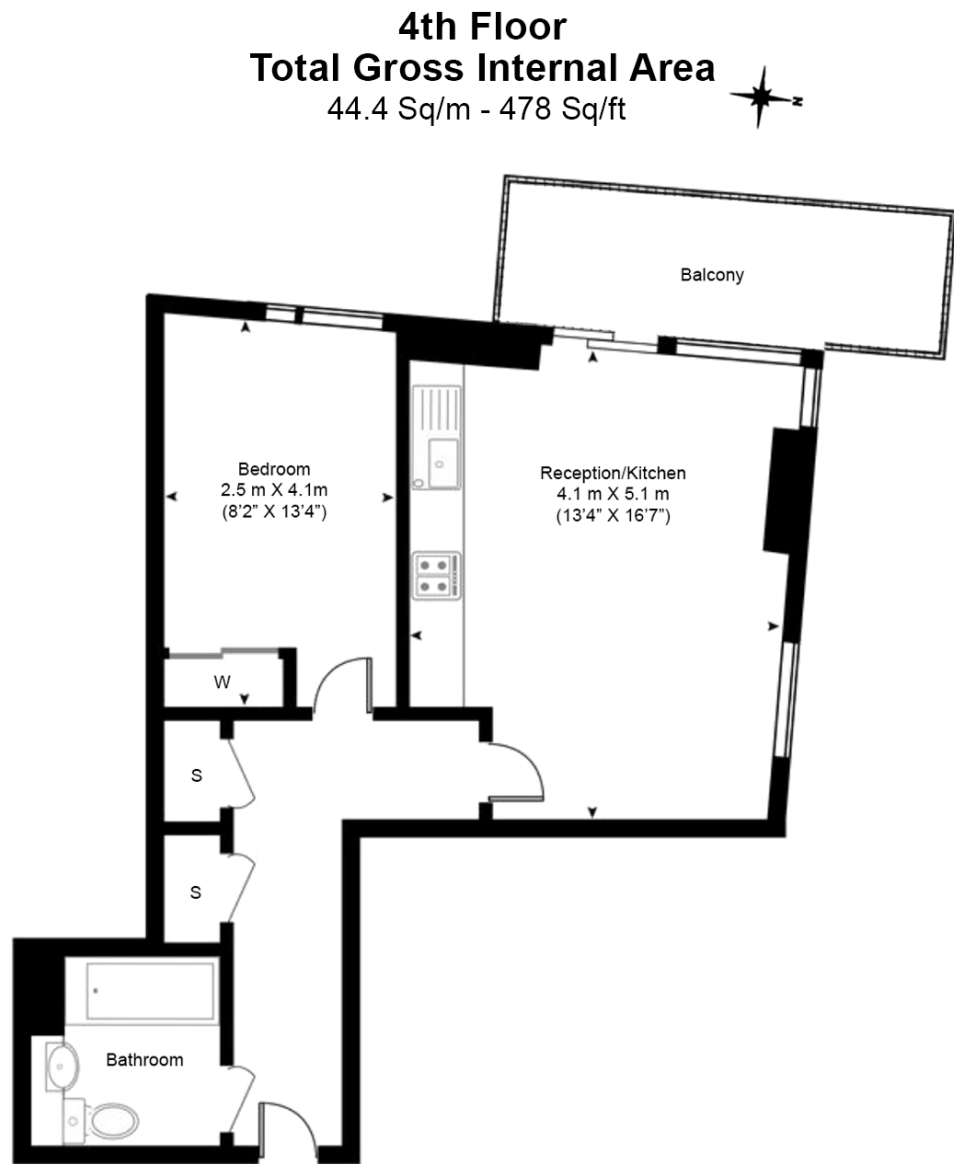
- Double Bedroom
- Bathroom
- Reception Room
- Fully Fitted Open Plan Kitchen
- Private Balcony
- Lift Access
- 24-Hour Concierge Service
- Residents Gymnasium





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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Terms & Conditions:

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

Asking Price:	£420,000
Tenure:	Leasehold Expires 14/09/3011 Approximately 987 Years Remaining
Ground Rent:	£250.00 (per annum) 2024
Service Charge:	£2,752.00 approx. (per annum) 01.04.2023- 31.03.2024
Anticipated Rent:	£1,755.00 pcm Approx. 5.0% Yield

## Viewings:

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

Our reference: DMP240001

T: 0207 319 9660

E: [dartmouthpark.sales@benhams.com](mailto:dartmouthpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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