



Emerald Quarter, Woodberry Down, N4

Asking Price: £470,000

Benham
& Reeves

Emerald Quarter, Woodberry Down, N4

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Completing in Q4 2024 A luxurious apartment with private balcony set on the 5th floor of this purpose built block located in the latest release of just 49 apartments at the award-winning Woodberry Down development.

The accomodation 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.

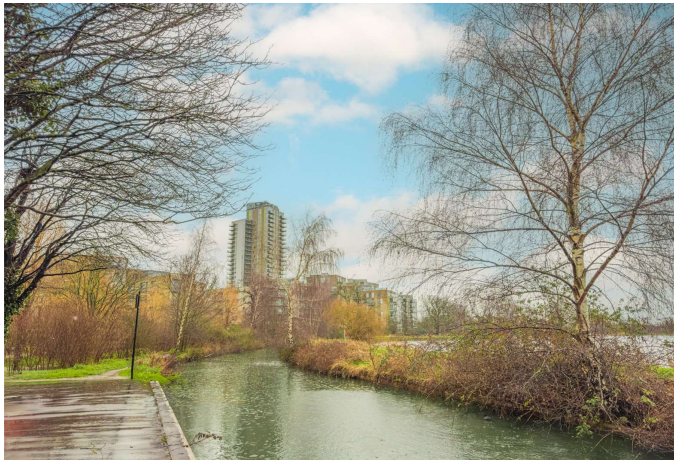
Further benefits include a 24-hour concierge service, residents' gymnasium, bike storage and on-site shopping facilities.

You will find Emerald Quarter in the heart of Woodberry Down, near the East Reservoir and West Reservoir and closer to many of the shops and other amenities the development has to offer.

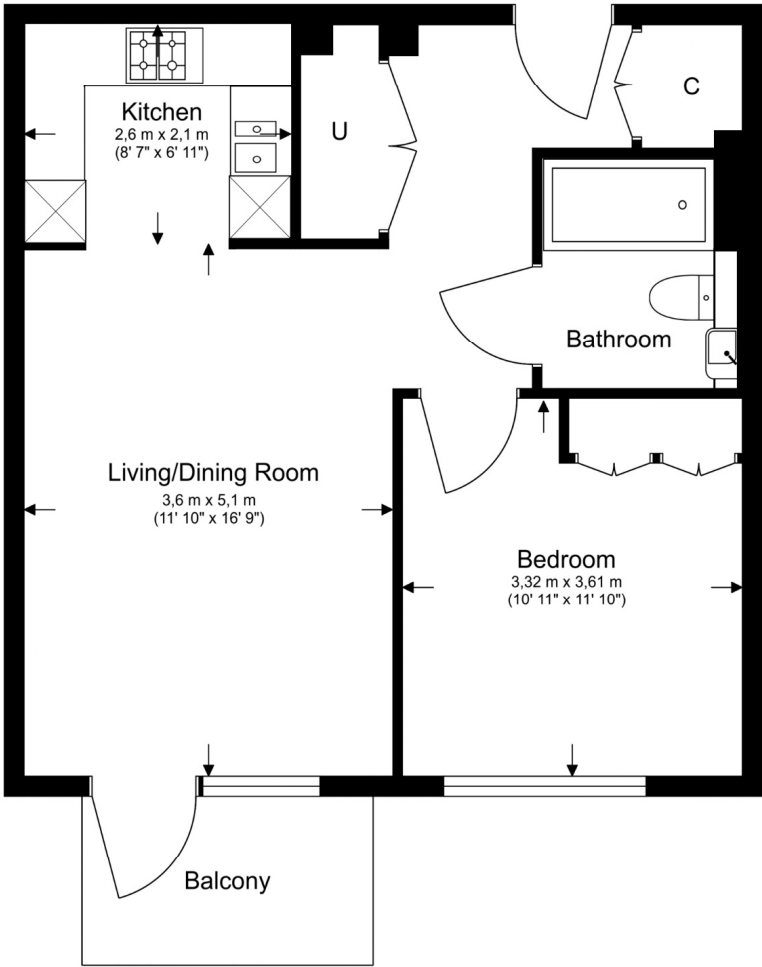
The green open spaces of Finsbury Park and Clissold Park are close by, as are a wide selection of local shops, cafés and restaurants. There are excellent transport links including Manor House underground station (Piccadilly line) providing an easy commute to the West End and City.

Property Features:

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



Total Gross Internal Area
50.8 Sq/m - 546.8 Sq/ft



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.

Terms & Conditions:

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

Asking Price:	£470,000
Tenure:	Leasehold Expires 10/02/2312 Approximately 287 Years Remaining
Ground Rent:	£380.00 (per annum) Estimated to Completion
Service Charge:	£2,094.00 (per annum) Estimated to Completion

Viewings:

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

Our reference: CHN240003

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