



Woodberry Down, Manor House, N4

Asking Price: £830,000

 Benham
& Reeves

Woodberry Down, Manor House, N4

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A well presented two bedroom apartment situated on the 11th floor of this purpose built block located within the award-winning Woodberry Down development.

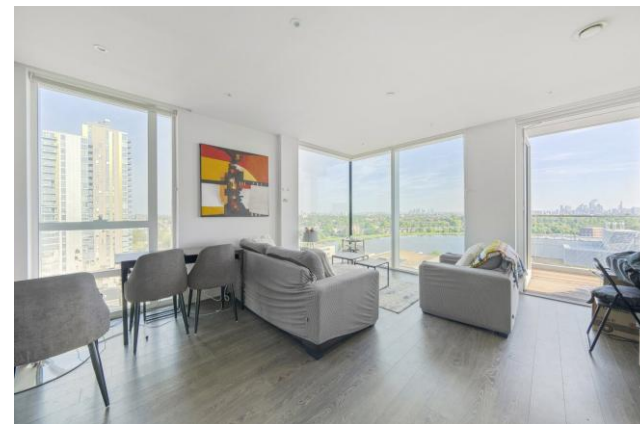
The property provides 796 sqft of well-appointed living accommodation and enjoys stunning views over the West Reservoir that must be seen to be fully appreciated.

The accommodation comprises a striking 21'9 dual aspect reception room with a contemporary fully fitted open plan kitchen and direct access to a private balcony, a 13'6 principal bedroom with fitted wardrobes and an ensuite shower room, a further double bedroom and a large fully tiled bathroom.

Further benefits include a 24-hour concierge service and on-site shopping facilities.

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.



Woodberry Down, Manor House, N4



Property Features:

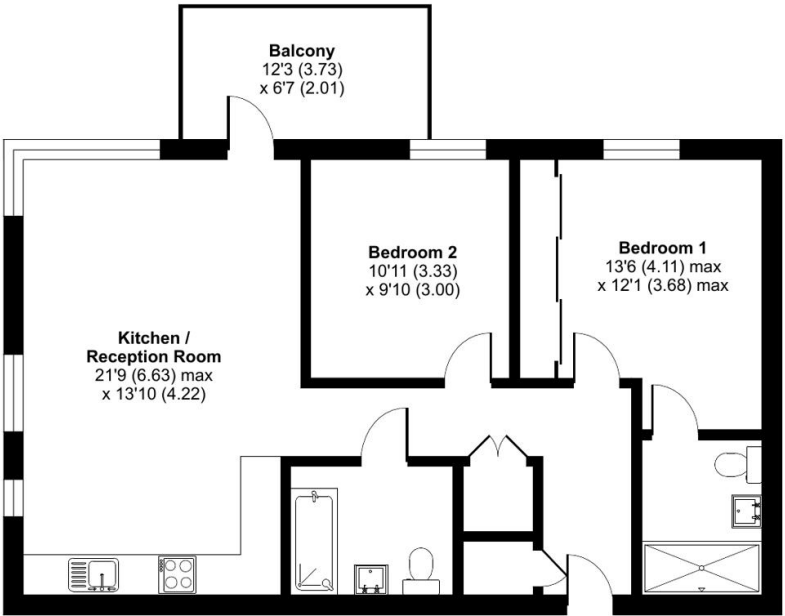
- Two Double Bedrooms
- En Suite Shower Room
- Bathroom
- Reception Room
- Open Plan Kitchen
- Private Balcony
- Concierge Service

Woodberry Down, Manor House, N4




Woodberry Down, London, N4

Approximate Area = 796 sq ft / 74 sq m
For identification only - Not to scale



ELEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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:	£830,000
Tenure:	Leasehold Expires 29/06/2315 Approximately 290 Years Remaining
Ground Rent:	£400.00 (per annum) 2025
Service Charge:	£5,984.25 (per annum) 2025

Viewings:

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

Our reference: DMP250168

T: 020 7319 9660

E: dartmouthpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

