



Dragonfly Walk, Woodberry Down, N4

Asking Price: £749,000

 Benham
& Reeves

Dragonfly Walk, Woodberry Down, N4

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

Reassignment Completion in Q3-Q4 2025

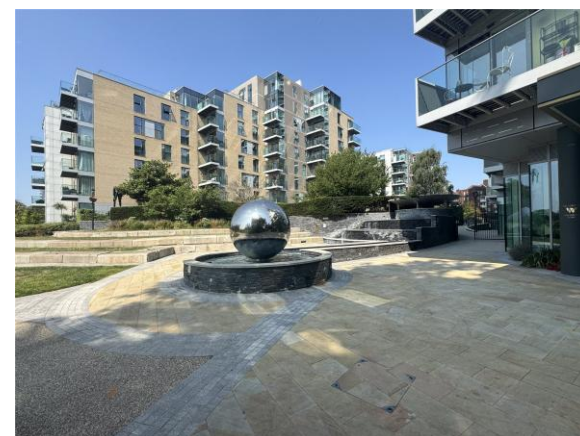
This luxurious apartment with a private balcony is on the 13th floor of this purpose-built block, located in the latest release of apartments at the award-winning Woodberry Down development.

The accommodation comprises a spacious reception room with a contemporary open plan kitchen and direct access to a private balcony, principal bedroom with fitted wardrobes and en suite shower room, further double bedroom and a stylish 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.



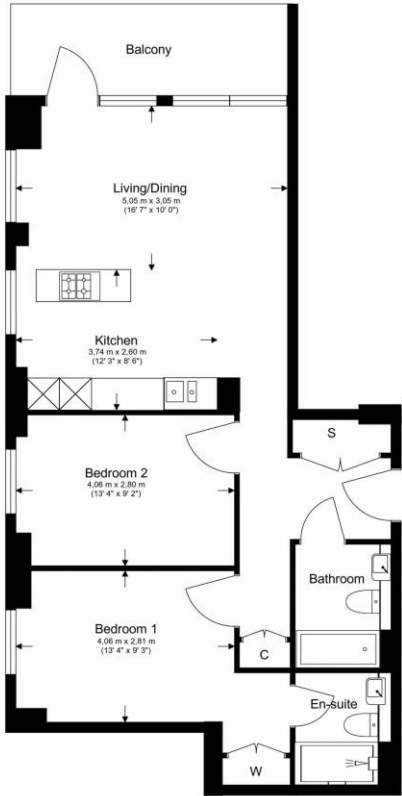


Property Features:

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



Total Gross Internal Area
75.8 Sq/m - 815 Sq/ft



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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.

Terms & Conditions:

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

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Tenure: Leasehold

Ground Rent: Peppercorn

Service Charge: £3,480.00 (per annum)

Anticipated Rent: £3,000.00 pcm
Approx. 4.7% Yield

Viewings:

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

Our reference: DMP250200

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