



Woodberry Grove, London, N4

Asking Price: £630,000

 Benham
& Reeves

Woodberry Grove, London, N4

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

A superb two bedroom apartment situated on the 17th floor of this purpose built block located within the award-winning Woodberry Down development.

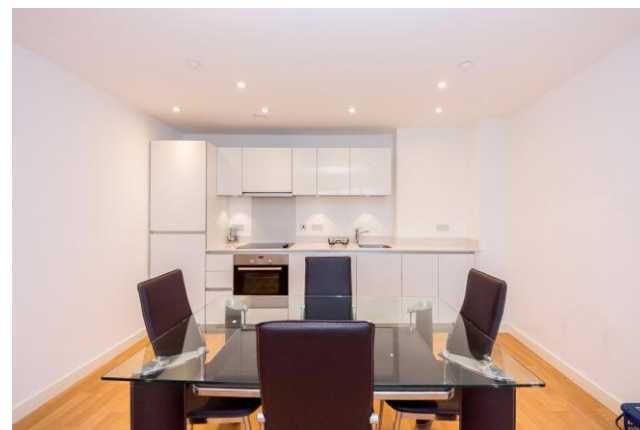
The property provides approximately 688 sqft of well-appointed living accommodation comprising a striking dual aspect reception room with a contemporary fully fitted open plan kitchen and direct access to a private balcony providing stunning views, a principal bedroom with fitted wardrobes and an ensuite 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.

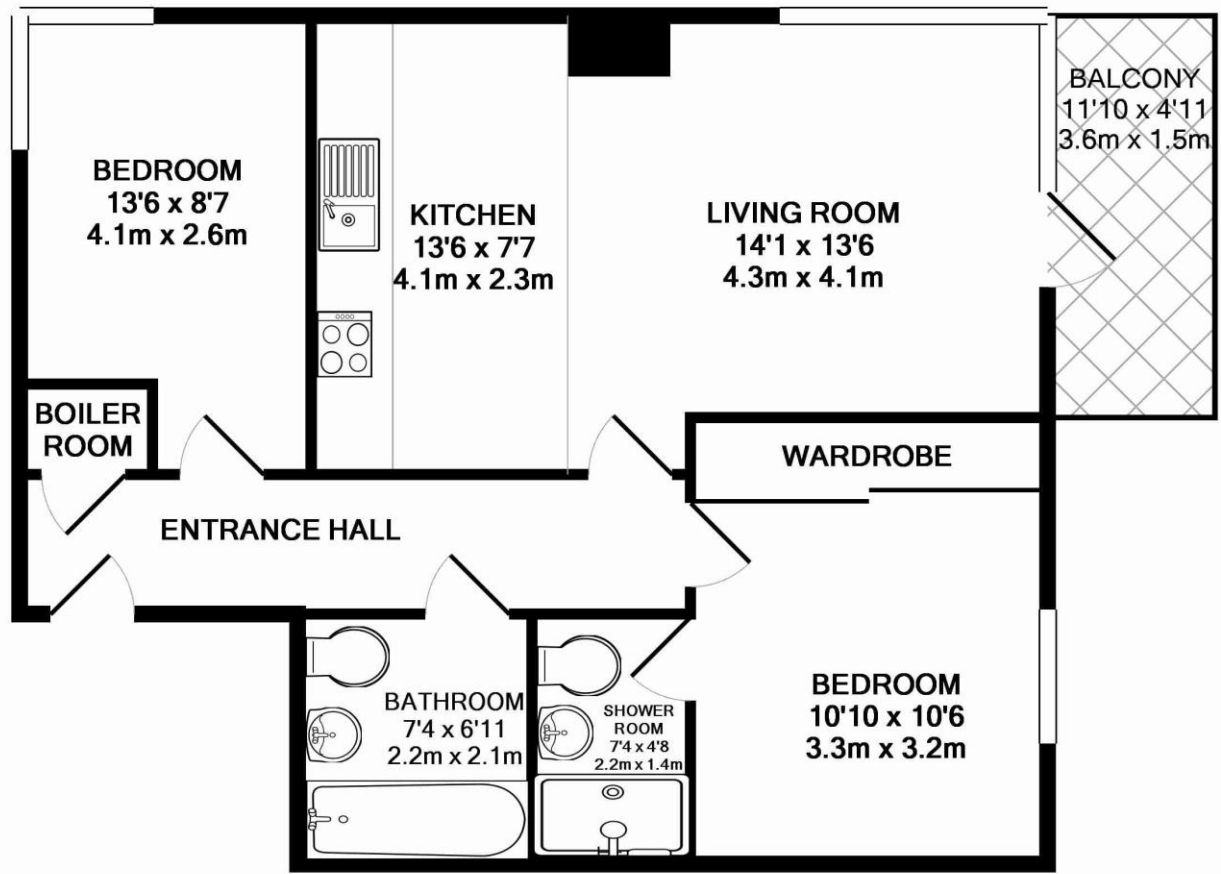
The green open spaces of Finsbury Park and Clissold Park are close by, as are a wide selection of local shops, cafés and restaurants. There are excellent transport links, including Manor House underground station (Piccadilly line), providing an easy commute to the West End and City.

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Terms & Conditions:

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Asking Price:	£630,000
Tenure:	Leasehold Expires 14/09/3008 Approximately 982 Years Remaining
Ground Rent:	£300.00 (per annum) 01/04/2025 - 31/03/2026
Service Charge:	£4,469.56 (per annum) 01/04/2025 - 31/03/2026

Viewings:

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

Our reference: DMP250714

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