



Woodberry Down, Manor House, N4

Offers in excess of: £900,000

 Benham
& Reeves

Woodberry Down, Manor House, N4

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

An immaculately presented apartment situated on the 11th floor of this purpose built block located within the award-winning Woodberry Down development.

The wonderful property provides approximately 1,209sqft 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' dual aspect reception room with a contemporary fully fitted open plan kitchen and direct access to a private south facing balcony, an impressive principal bedroom with fitted wardrobes and an ensuite shower room, a second double bedroom with dressing room and private balcony, a further double bedroom and a large fully tiled bathroom.

Further benefits include underground parking, 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.



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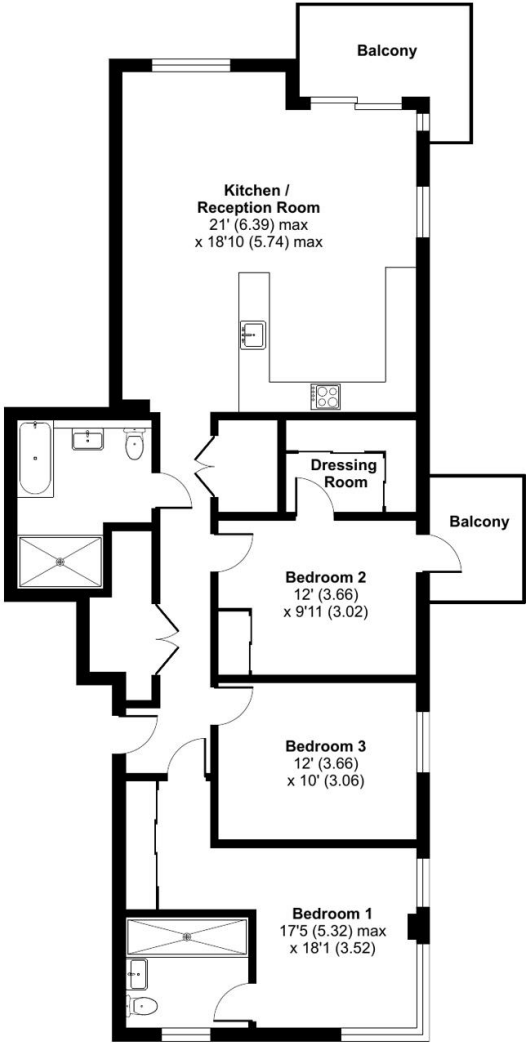


Property Features:

- Three Double Bedrooms
- En Suite Shower Room
- Bathroom
- Dressing Room
- Reception Room
- Open Plan Kitchen
- 2 Private Balconies
- Underground Parking
- Concierge Service

Woodberry Down, London, N4

Approximate Area = 1209 sq ft / 112.3 sq m
 For identification only - Not to scale



ELEVENTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Offers in excess of:	£900,000
Tenure:	Leasehold Expires 29/06/2315 Approximately 289 Years Remaining
Ground Rent:	£784.00 (per annum) For the years of 2026 and 2027
Service Charge:	£8,682.00 (per annum) For the year of 2025

Viewings:

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

Our reference: DMP250418

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