



Carriage House, City North Place, Finsbury Park



# City North Place

## Finsbury Park

£450,000

This one-bedroom apartment presents sophisticated urban living just minutes from Finsbury Park and its excellent amenities. The bright open-plan layout is complemented by a chic interior, featuring a balcony that offers sweeping views of the city. Carriage House boasts a stunning location within easy reach of Finsbury Park, Parkland Walk, and the renowned Emirates Stadium. A variety of amenities are nearby, as are Finsbury Park (within 100 metres), Crouch Hill, and Upper Holloway stations. Situated on the 9th floor of this landmark in Finsbury Park, the property consists of a spacious open-plan living and kitchen area with a balcony, fitted kitchen, double bedroom featuring built-in wardrobes and an adjacent utility cupboard with space for appliances, as well as a luxury bathroom. Access to the building is via a secure entry system, with a concierge service and a basement bicycle storage area. City North is moments from the underground and mainline stations, that can take you to the sights and attractions of central London in just a few minutes. Positioned in the heart of vibrant North London, this award-winning development offers the very latest in contemporary living and is offered for sale with no onward chain. EPC B.









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band

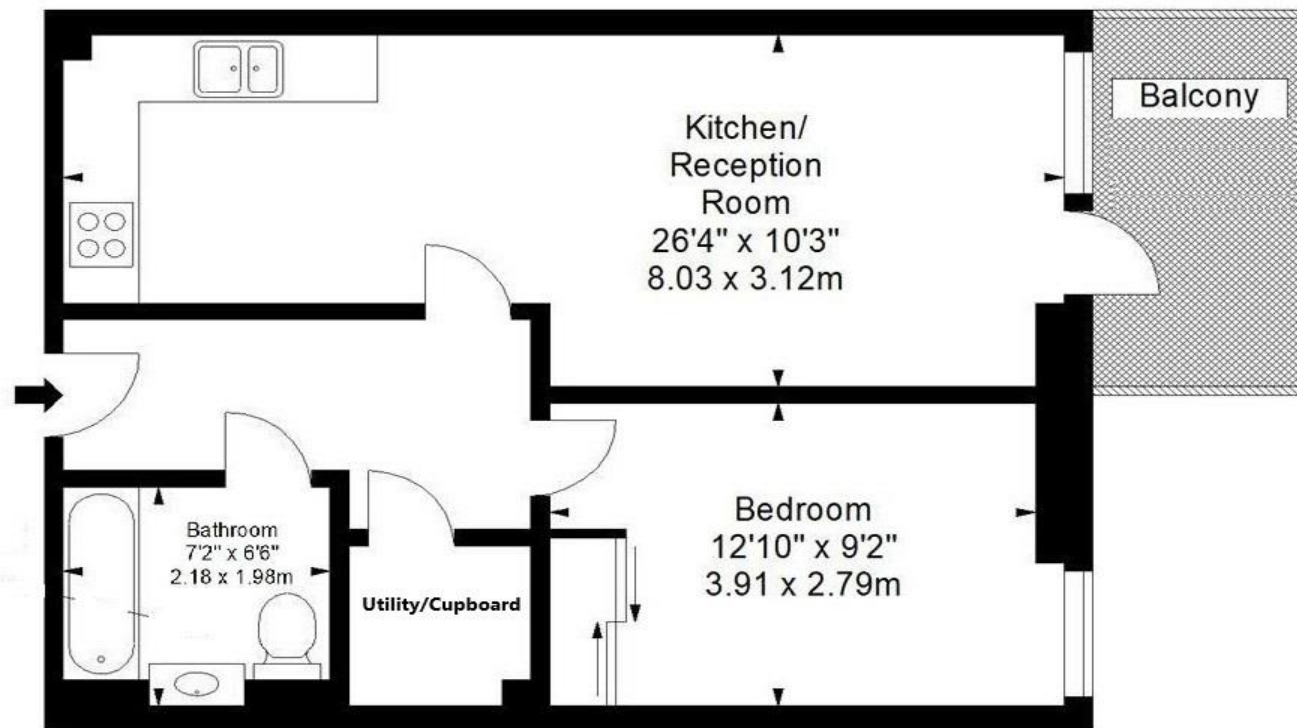
148 Hutton Road  
Shenfield  
Essex CM15 8NL

**01277 225191**

admin@wnproperties.co.uk  
wnproperties.co.uk



**Approx. Gross Internal Area \***  
**519 Ft<sup>2</sup> - 48.22 M<sup>2</sup>**



### Ninth Floor

**Tenure – Leasehold, 999 years from 2020.**

**Service Charge – £3052.00 per annum from 01 January 2025.**

**Ground Rent – £450.00 per annum.**

**Next review 25/12/34 and every 15 years thereafter.**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

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