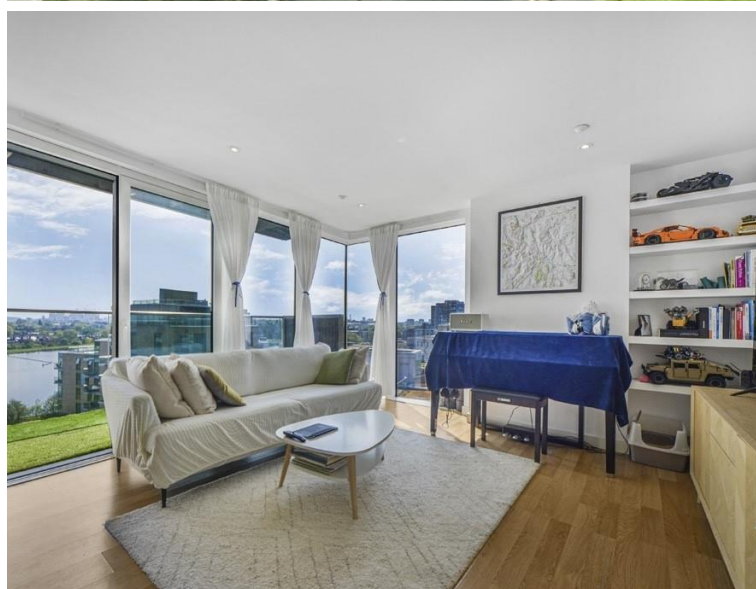




Woodberry Grove, London N4

Guide price £700,000 Leasehold







Description

Positioned within the sought-after Woodberry Down regeneration, this striking contemporary apartment offers an exceptional standard of modern living with panoramic views across the East Reservoir towards the London skyline. The development's distinctive architecture and waterside setting create a unique residential environment that seamlessly blends urban sophistication with natural tranquillity.

The apartment showcases contemporary open-plan living at its finest, with floor-to-ceiling windows flooding the space with natural light while framing spectacular views of the reservoir and surrounding parkland.

The sleek integrated kitchen features premium appliances and ample storage, perfectly complementing the expansive reception area. The wraparound private balcony extends the living space outdoors, providing an elevated vantage point to enjoy the ever-changing waterscape and distant city views.

Both bedrooms benefit from excellent natural light and there is a built-in wardrobe and en-suite bathroom to the master.

Two well-appointed bathrooms feature contemporary fittings, with the main bathroom offering both bath and separate shower facilities finished in premium tiles and warm wood accents.

Woodberry Down represents one of North London's most ambitious regeneration projects, transforming this historic area into a vibrant waterside community. The development sits alongside the East Reservoir, part of the New River system that has shaped this landscape for centuries, creating a unique urban oasis with extensive green spaces and walking trails.

The location provides excellent connectivity with Manor House Underground station nearby, offering direct access to central London via the Piccadilly line. Finsbury Park station provides additional rail and Underground services, while the area benefits from excellent bus connections throughout North London.

The neighbourhood combines the tranquillity of waterside living with the vibrancy of North London's cultural scene. Nearby Clissold Park offers additional recreational space, while the eclectic dining and entertainment options of Stoke Newington, Dalston, and Islington are all within easy reach.

This apartment represents an outstanding opportunity for discerning buyers seeking contemporary living in one of London's most exciting emerging neighbourhoods, whether as a stylish home or astute investment in this transformative area.

Tenure: Leasehold. Years remaining on lease: 986, Service charge: £5600pa, Ground rent: £300pa, Council tax band: E. To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

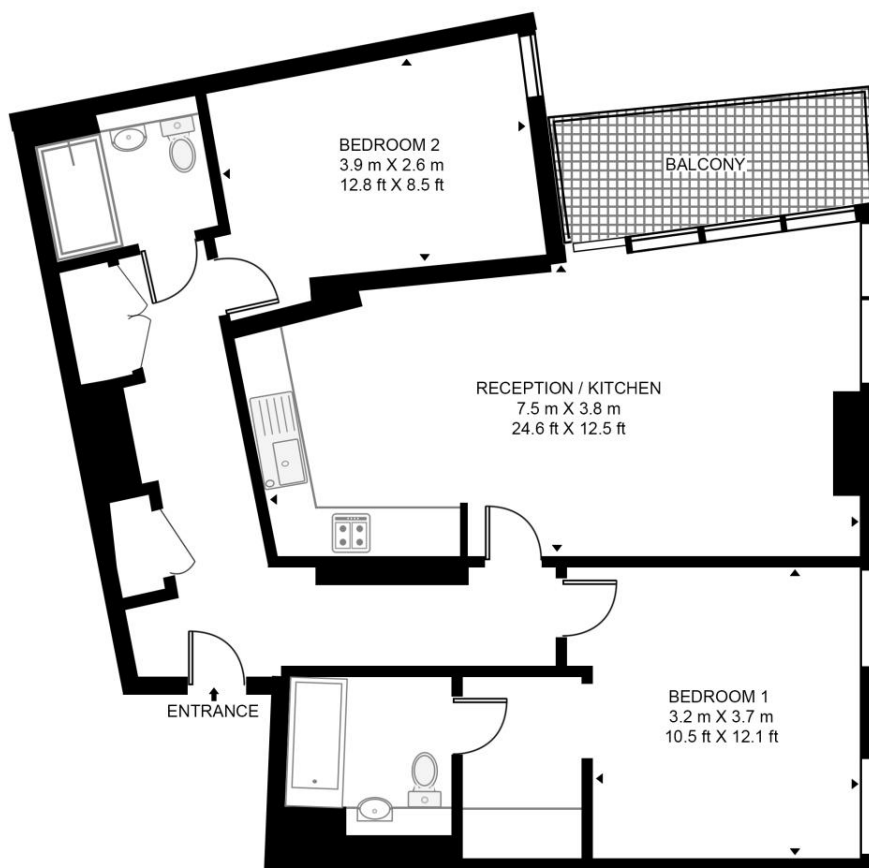
- Stunning reservoir views
- Private balcony
- Contemporary open-plan living
- Integrated kitchen appliances
- Floor-to-ceiling windows
- Built-in storage solutions
- 24-hour concierge service
- Waterside development location

Floorplan

sq ft | sq m

RESIDENCE TOWER

APPROXIMATE GROSS INTERNAL FLOOR AREA 872 SQ.FT (80.9 SQ.M)



EIGHTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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