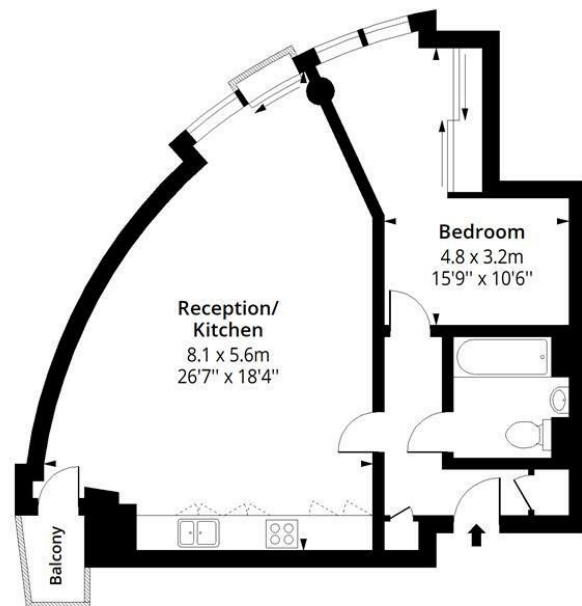




## City North, West Tower

Approx. Gross Internal Area 644 Sq Ft - 59.83 Sq M  
Approx. Gross Balcony Area 16 Sq Ft - 1.49 Sq M



### Third Floor

Floor Area 644 Sq Ft - 59.83 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of Valuation.



DAVIES & DAVIES ESTATE AGENTS

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[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

GOODWIN STREET

1 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

- > LEASEHOLD: OVER 900 YEARS
- > SERVICE CHARGE: APPROX. £2000.00
- > GROUND RENT: £460.00
- > COUNCIL BAND: D

## KEY FEATURES

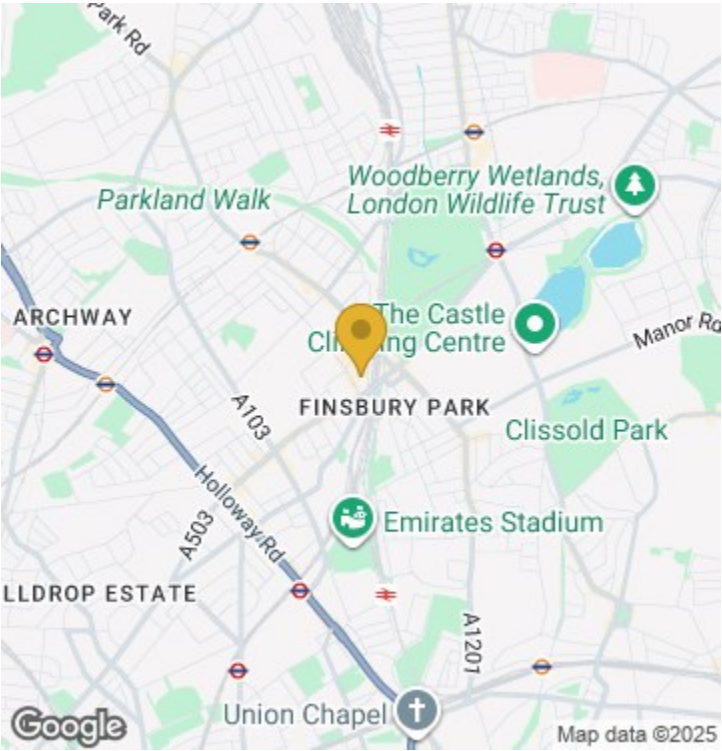
- LANDMARK CITY NORTH ONE-BEDROOM APARTMENT
- OPEN-PLAN RECEPTION/KITCHEN WITH BALCONY
- FLOOR-TO-CEILING WINDOWS & FITTED WARDROBES
- LUXURY BATHROOM WITH RAINFALL SHOWER & DEEP BATH
- 24HR CONCIERGE, GARDENS, CINEMA, GYM & ROOF TERRACES
- NEXT TO FINSBURY PARK STATION (VICTORIA, PICCADILLY, OVERGROUND, RAIL)

YOURS FOR  
£550,000

Perched high above the city skyline in Finsbury Park's landmark City North development, this immaculate one-bedroom apartment combines sleek modern design, far reaching views, and enviable amenities right on your doorstep.

Located just moments from Finsbury Park station, you'll have unrivalled connections across London via the Victoria, Piccadilly, and Overground lines, as well as National Rail. The immediate area brims with independent cafés, restaurants, and cultural spaces, from local gems at Stroud Green to the buzzing arts scene at Park Theatre.

SEE MORE  
PROPERTIES  
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

