



 2
Bedrooms

 1
Bathroom



This two-bedroom flat in Manor House offers a spacious living area, a well-equipped kitchen, and a bathroom. The property is located moments from Manor House Underground Station and Finsbury Park Station, with access to local amenities and green open spaces of Finsbury Park and Woodberry Wetlands...

A bright and spacious two-bedroom apartment set within a purpose-built block, offering approximately 619 sqft of internal space and a private balcony.

The property comprises a generous reception room with space for both living and dining, leading directly onto a balcony, ideal for enjoying morning coffee or relaxing outdoors. There is a separate fitted kitchen, again with room to dine, two well-sized bedrooms, a family bathroom and a separate WC. The apartment further benefits from ample storage and gas central heating.

Windsor House on Portland Rise is conveniently positioned just moments from the green open spaces of Finsbury Park and Woodberry Wetlands, offering a perfect blend of city living and natural surroundings. Residents will enjoy excellent transport links, with Manor House Underground Station (Piccadilly Line, Zone 2/3) and Finsbury Park Station (Victoria Line, Piccadilly Line, National Rail) both within easy reach, providing swift access to the City and Central London.

A variety of local amenities, including cafés, shops, restaurants, and the West Reservoir Water Sports Centre, are all within comfortable walking distance.

This property presents an ideal opportunity for first-time buyers, investors, or those seeking a convenient London base, and is offered to the market chain free.

Other Information...

Parking Arrangements: Residents permits available

Vendor's position: Chain free

Council Tax Band: D (£2,186 p/yr) - Single person discount applicable

Tenure: Leasehold 86 years remaining

Location of Boiler: Kitchen

Service Charge: £2578.43 per annum (includes £9 Ground Rent and Building Insurance)

Utilities

Water: Mains water connected to the property

Electricity: Property connected to mains electricity

Drainage: Mains & surface water drainage connected to the property

Heating: Gas central heating

Windows: Double-glazing

Mobile coverage: Voice & Data likely - We recommend buyers check the Ofcom checker

Broadband (estimated download speeds): Ultrafast up to 1000 Mbps

Windsor House, London, N4

Approximate Gross Internal Area = 57.5 sq m / 619 sq ft

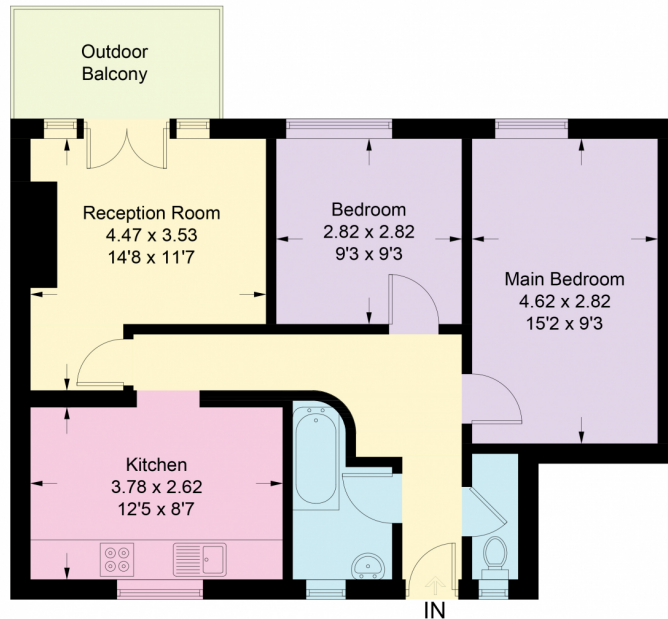


Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1252085)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Portland Rise, Manor House London N4

