



# Hawker House, Woodberry Down

## £3,250



Step inside this brand-new 2-bedroom apartment, situated on the ground floor of Hawker House; Woodberry Down's latest addition.



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- Private Terrace
- Floor-to-Ceiling Windows
- Near Manor House Station
- Close to Local Reservoir
- Integrated Appliances

- Brand-New
- Great Transport Links
  - Concierge
- Modern Interior
- Great Storage





### The Property

Step into a world of contemporary elegance with this stunning two-bedroom apartment in the heart of the Woodberry Down development. Positioned on the ground floor of Hawker House, this beautifully designed home offers seamless indoor-outdoor living, with a private terrace that opens directly onto the serene communal gardens.

The moment you walk in, you're greeted by a spacious open-plan living area, where floor-to-ceiling windows bathe the space in natural light. The sleek, modern kitchen, complete with Miele appliances, blends effortlessly with the dining and lounge areas, creating a perfect setting for both relaxing evenings and entertaining guests. Every detail has been designed for comfort, from the high-quality finishes to the carefully curated lighting that enhances the apartment's warm and inviting atmosphere.

The two generously sized bedrooms provide a peaceful retreat, with large windows that frame lush green views. The principal bedroom boasts an elegant en-suite bathroom with a walk-in shower, while the second bathroom offers a full-sized bathtub, both featuring contemporary fittings and ample storage. Plush carpeting underfoot adds a touch of luxury, creating a space that feels both refined and effortlessly comfortable.

Step outside onto your private terrace, where you can sip your morning coffee or unwind in the evening, surrounded by beautifully landscaped gardens. This seamless connection to nature offers a rare sense of tranquility in the city, making it a true urban sanctuary.

### Woodberry Down

Living in Woodberry Down means more than just a beautiful home—it's a lifestyle. A concierge service ensures convenience and security, while upcoming amenities, including a Business Lounge and a Cinema Room, will further enhance the experience of modern city living. The development is perfectly positioned, just a short stroll from Manor House Underground Station, offering swift connections to the City and West End. The nearby Woodberry Wetlands and Finsbury Park provide endless opportunities for outdoor recreation, creating a perfect balance between nature and urban convenience.

This is more than just a place to live; it's a home designed for those who appreciate style, comfort, and the vibrancy of London life. Enquire now to arrange a viewing.

### Additional Information

Heating/hot water provider: Insite Kurve Energy

Council: Hackney; Tax band D

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

The landlord can provide furniture, but under separate negotiations.

Local Council: Hackney  
Council Tax Band: D

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

