



# Willowbrook House, Woodberry Down £3,000



Unfurnished | Available in December | Private Balcony | Concierge | Gym | Swimming Pool | Cinema |  
Communal Gardens | Great Transport Links | WeChat: CLH-Consultant.



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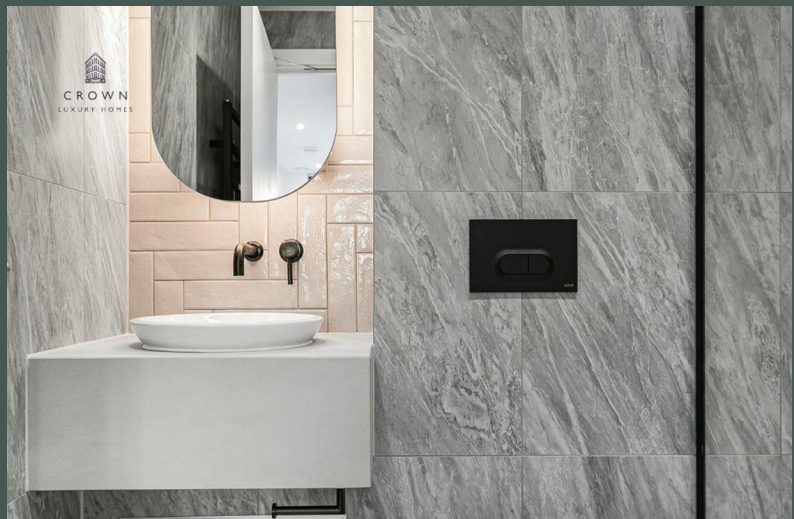
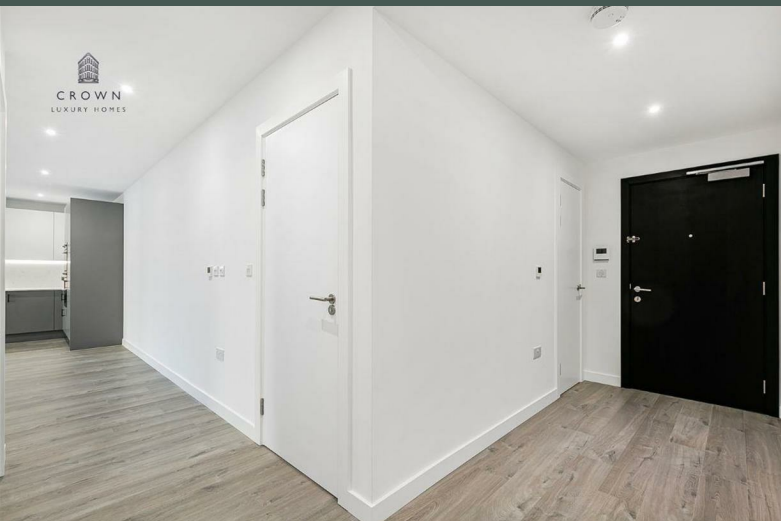




- 24/7 Concierge
- Residents' Gym
- Floor-to-ceiling Windows
  - Modern Interior
- Close to Reservoir

- Private Balcony
- Residents' Swimming Pool
  - Great Transport Links
- Close to Manor House Station
  - Close to Finsbury Park





### The Property

This stunning two-bedroom apartment offers a rare combination of contemporary design, peaceful surroundings, and modern convenience — an outstanding opportunity to own a home in one of London's most exciting new developments.

The spacious open-plan kitchen and living area flows effortlessly onto a private balcony, offering a quiet and unique vantage point rarely found in London apartments. Designed with both style and practicality in mind, the fully-fitted kitchen features high-quality integrated appliances, ample workspace, and room to cook, dine, and entertain with ease.

Set within a 64-acre development surrounded by two expansive reservoirs, residents enjoy a wealth of green space right on their doorstep — a true urban sanctuary. Inside, the apartment reflects this natural connection through its classic wooden flooring, floor-to-ceiling windows, and light-filled interiors that create an inviting and harmonious living environment.

Both bedrooms are generously proportioned and thoughtfully designed, featuring soft carpeting, built-in wardrobes, and high-quality finishes throughout. The bathroom is elegantly appointed, complete with a large bathtub, vanity unit, and timeless tiled design, offering a relaxing retreat at the end of the day.

Attention to detail is evident throughout this home — from the abundance of smart storage solutions to ambient, adjustable lighting that enhances comfort and atmosphere. Every element has been carefully considered to promote a lifestyle defined by ease, quality, and sophistication.

Whether as a stylish new home or a strong investment opportunity, this apartment perfectly balances modern living with a connection to nature — a truly exceptional find in London.

### Woodberry Down Development

Set amongst an expanse of wonderful parkland, Willowbrook House is a welcoming, community led development with a range of five-star facilities. These include a private swimming pool, a gym and a dedicated concierge service, there to provide complete peace-of-mind, 24hrs a day.

### Additional Information

Heating/Hot Water Provider: Insite Energy

Council: Hackney, Band D

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

FURNITURE CAN BE PROVIDED 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					
(92 plus) A			(92 plus) A		
(81-91) B		86	(81-91) B		
(69-80) C		86	(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

