

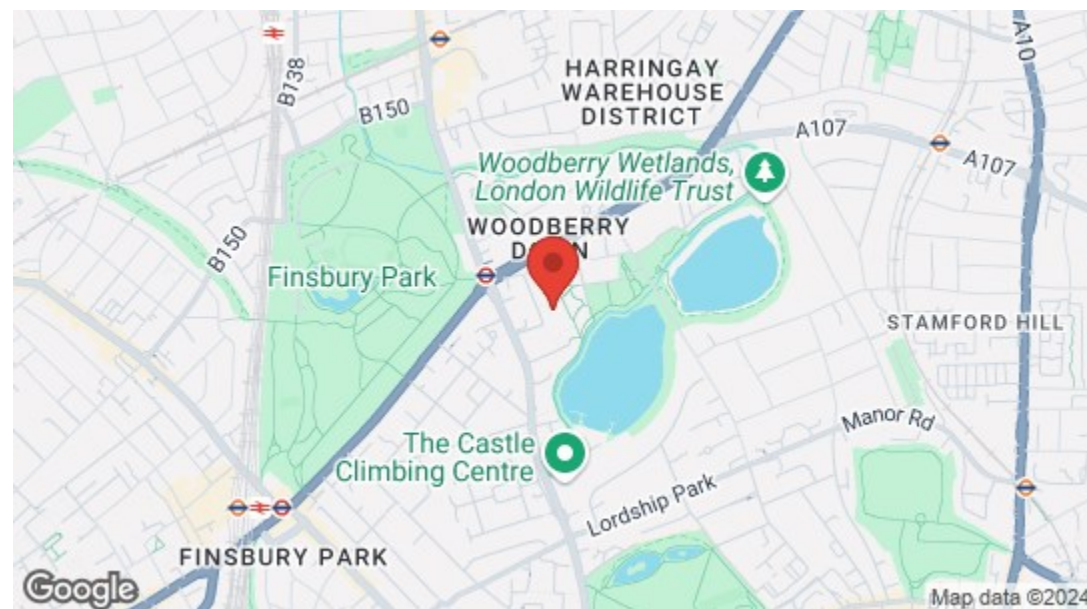
FIFTH FLOOR

Total Area (Excluding Balcony): 56.5 m² ... 608 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Coster Avenue, London
£2,800 Per Month
2 bed, Flat



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	





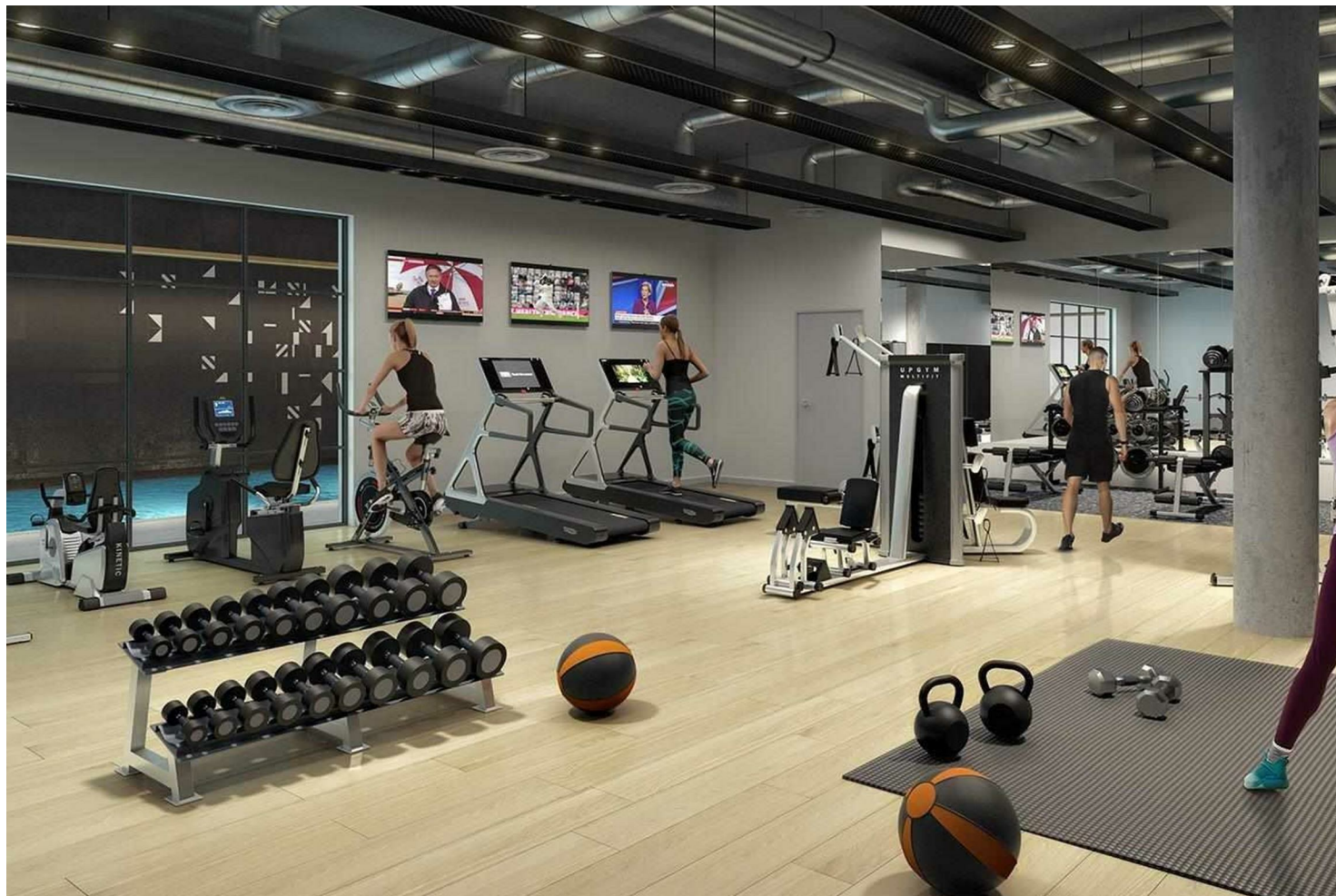
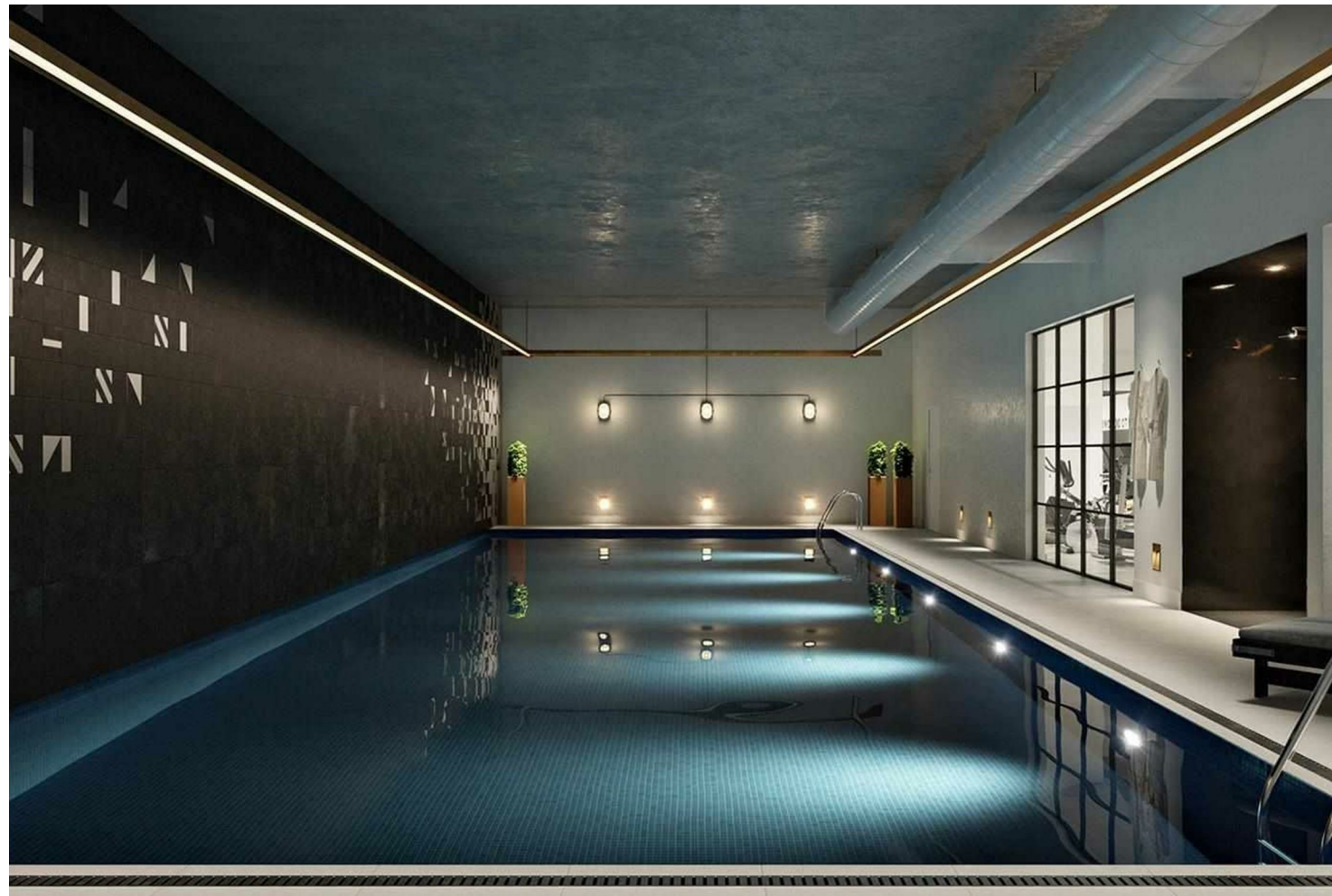
Features

- Two Double Bedrooms
- 24hr Concierge
- Private Balcony
- Fifth Floor Views
- Swimming Pool and Gym Access
- Close to Underground and Overground



WHAT ELSE?

- Your new local may be the Naturalist, just a three minute stroll away. A pretty pub set on the banks of the reservoir, serving up seasonal food in a sociable and friendly atmosphere.
- Your morning latte is a mere two minute stroll away at the Nar Cafe and Juice bar. This bohemian brunch spot has soothing views of the reservoir and a mouthwatering menu.
- Parents will be pleased to know there are seven Ofsted rated 'Outstanding' schools, your nearest, Grazebrook Primary, a nineteen minute walk or a speedy four minute cycle.





➤➤ IF YOU LIVED HERE

You'll be stretching out in your opulent open plan, fresh white living room and kitchen diner. Blonde engineered hardwood flows underfoot, with underfloor heating for cosy toes placed throughout. All highlighted by slick recessed spotlighting and fabulous floor to ceiling windows and balcony doors, flooding the space with natural light. Your kitchen is marked out by a stretch of deep grey cabinets, with high spec integrated appliances and are topped with chic contrasting cream worktops, all illuminated by under cabinet lighting. Step out onto your balcony, with rich wooden decking and a dazzling glass balustrade for uninterrupted landscaped courtyard and tranquil reservoir views.

Your family bathroom is fully tiled in stylish stone, taupe on the walls and gorgeous grey underfoot. Your square sink is housed in a vast grey vanity and your dreamily deep tub is topped with an overhead shower. In your airy hallway you have handily built in storage, while your principal sleeper features more bespoke cupboards in dreamy dove grey. Your second bedroom features more plush taupe carpeting and is blissfully bright from feature floor to ceiling windows. It could make an impressive guest room, a perfect children's room or a handsome home office.

You're all set just moments from Manor House station and the Piccadilly Line, which will zip you to Kings Cross in twelve minutes. Perfect for commuting or exploring. Closer to home and there's plenty of exciting options to discover on nearby Green Lanes, famed for its independent boutiques and expansive line up of tasty Turkish restaurants, Gokyuzu and Antepililer are a must try. The lush greenery of famous Finsbury Park is a six minute walk away, you'll discover a boating lake and a picturesque ornamental garden. You can also catch huge concerts by some of the biggest names in music.

