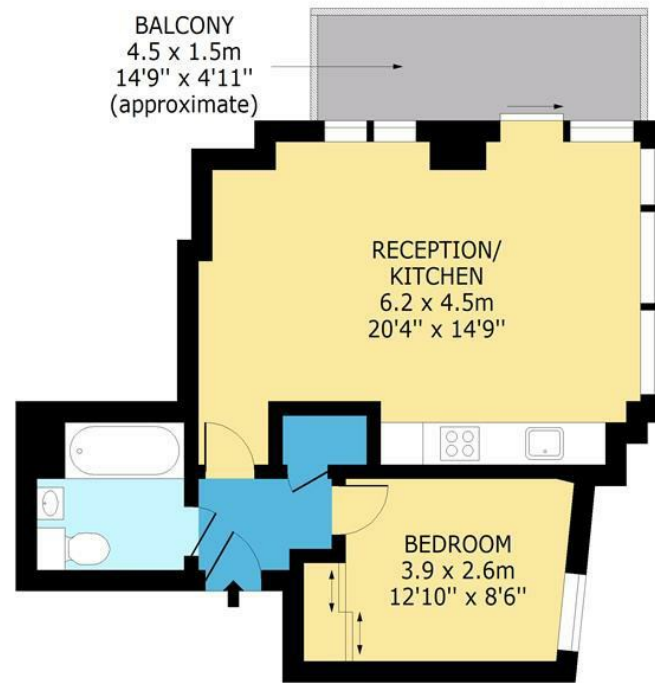


Riverside Apartments, N4  
 Approx. Gross Internal Area 486 Sq Ft - 45.16 Sq M  
 Approx. Gross Balcony Area 73 Sq Ft - 6.78 Sq M



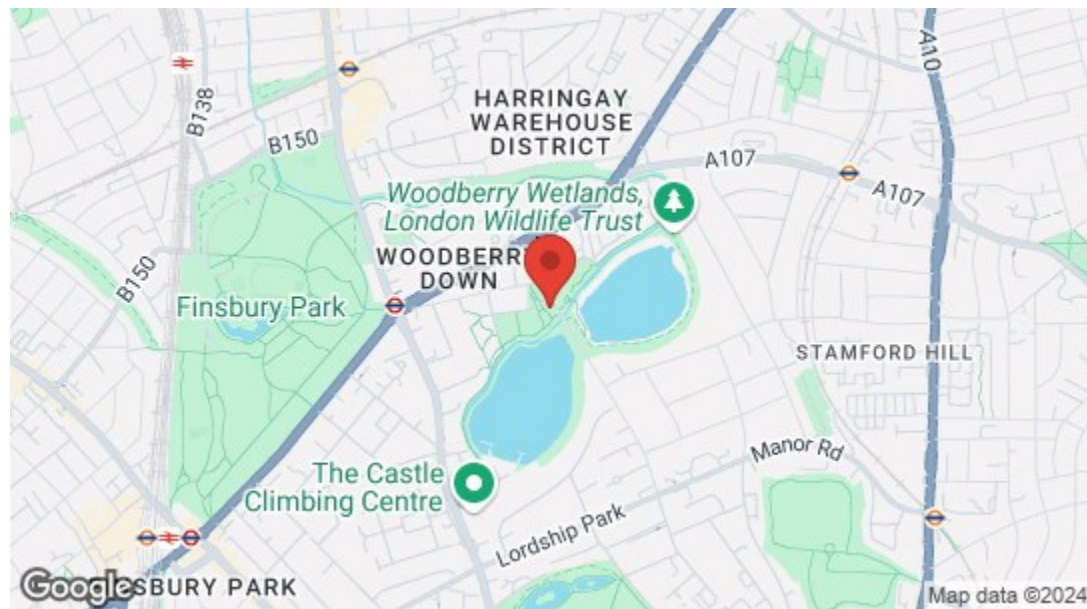
FIRST FLOOR

THE STOW  
BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
 lplus.com

Date: 18/10/2024



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	73	74
	EU Directive 2002/91/EC	

EST **THE STOW BROTHERS** 2014  
 SALES/LETTINGS/NEW HOMES/MANAGEMENT



Goodchild Road, London  
 £2,350 Per Month  
 1 bed, Flat



**S/B**

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 236 Hoe Street  
 E17 3AY  
 0203 397 9797  
 hello17@stowbrothers.com

➔ E11 Office  
 117a High Street  
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 0203 397 2222  
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➔ E4 Office  
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 hello4@stowbrothers.com

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 f @stowbrothers



## Features

- Bright One Bedroom Apartment
- Designer Development
- Floor To Ceiling Windows
- Newly Fitted Kitchen
- 24 Hour Concierge
- Reservoir Views
- Green Open Spaces Nearby



A smart, bright and stylish one bedroom balcony apartment, sat on the first floor of a striking designer development just moments from the New River. The expansive open greenery of famous Finsbury Park is just moments away.

That balcony's the star here, framing glorious blue and green views whilst flooding your open plan living space with natural light.



### WHAT ELSE?

- Manor Park station is just seven minutes on foot for the Elizabeth line, and direct sixteen minute connections to Liverpool Street.
- Tottenham Court Road, for the West End, is just six minutes further.
- Available now, the apartment is also pet friendly.
- West Reservoir is home to all sorts of water based activities, with the Royal Yachting Association offering sailing and kayaking courses for all ages, just seven minutes from your front door.





➤➤ IF YOU LIVED HERE...

Step inside for a modest hallway with handy storage and your 250 square foot kitchen and lounge straight ahead. Dual aspect banks of floor to ceiling windows, including doors to your balcony, sit in one corner, illuminating the blonde hardwood floors and pale pink colour scheme. Your kitchen area's smartly decked out with seamless white cabinets, chunky marbled worktops and metro tile splashbacks.

Step out onto your balcony to take in those glorious views of the New River, West Reservoir and the greenery beyond. Sheltered, timber decked and with a glass balustrade to make the most of the vista, this is a superb outdoor solace. Back inside, and your bedroom's a solid double of 100 square feet with floor to ceiling window, while your bathroom's a sleek, boutique affair with large format tilework and a shower over the tub.

Outside and, as well as having riverside strolls on your doorstep, you're just seven minutes from Finsbury Park itself, with playgrounds, cafes, courts an athletic track and plenty more besides. Ideal for morning runs and evening strolls alike, or just as a place to exercise furry friends, it's a life changing spot to have on your doorstep. Cross the park for a wide choice of excellent gastropubs, including the wonderful Faltering Fullback.

