



Devan Grove, London, N4

Offers In Excess Of
£950,000



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HUNTERS[®]
EXCLUSIVE

Devan Grove, London, N4

DESCRIPTION

An exceptional three double bedroom, two bathroom apartment situated on the sixth floor (with lift access) of this modern building boasts 1,005 sq. ft. (93 sqm.) of luxury accommodation.

Benefiting from underfloor heating and floor to ceiling windows throughout and available to view by appointment only the property comprises a fantastic open plan kitchen/living space with a fully fitted kitchen with integrated appliances and ample storage. The south facing private terrace delivers stunning views right across London and the reservoir.

There is a dual aspect master bedroom with fitted wardrobes and a modern en suite, two further double guest bedrooms, modern bathroom, ample storage and a private terrace with stunning views over the reservoir. The property further benefits from the use of an indoor swimming pool, gym, communal lounge, wifi, off street parking for a car & bicycles and a concierge service.

Rivulet Apartments is situated on Devan Grove within moments of Woodberry Wetlands Nature Reserve, the apartment is conveniently situated off Seven Sisters Road, located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, vibrant Harringay Green Lanes, and the wide-open spaces of both Finsbury and Clissold Park. The property also benefits from an array of local amenities including Sainsbury's Local, independent corner stores, cafes, Post Office, ATM, dry cleaners, GP practices, restaurants, the Castle Climbing Centre and the West Reservoir Water sports Centre.

Transport links include Manor House tube (Piccadilly Line), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines) and a variety of bus routes into The City & West End.





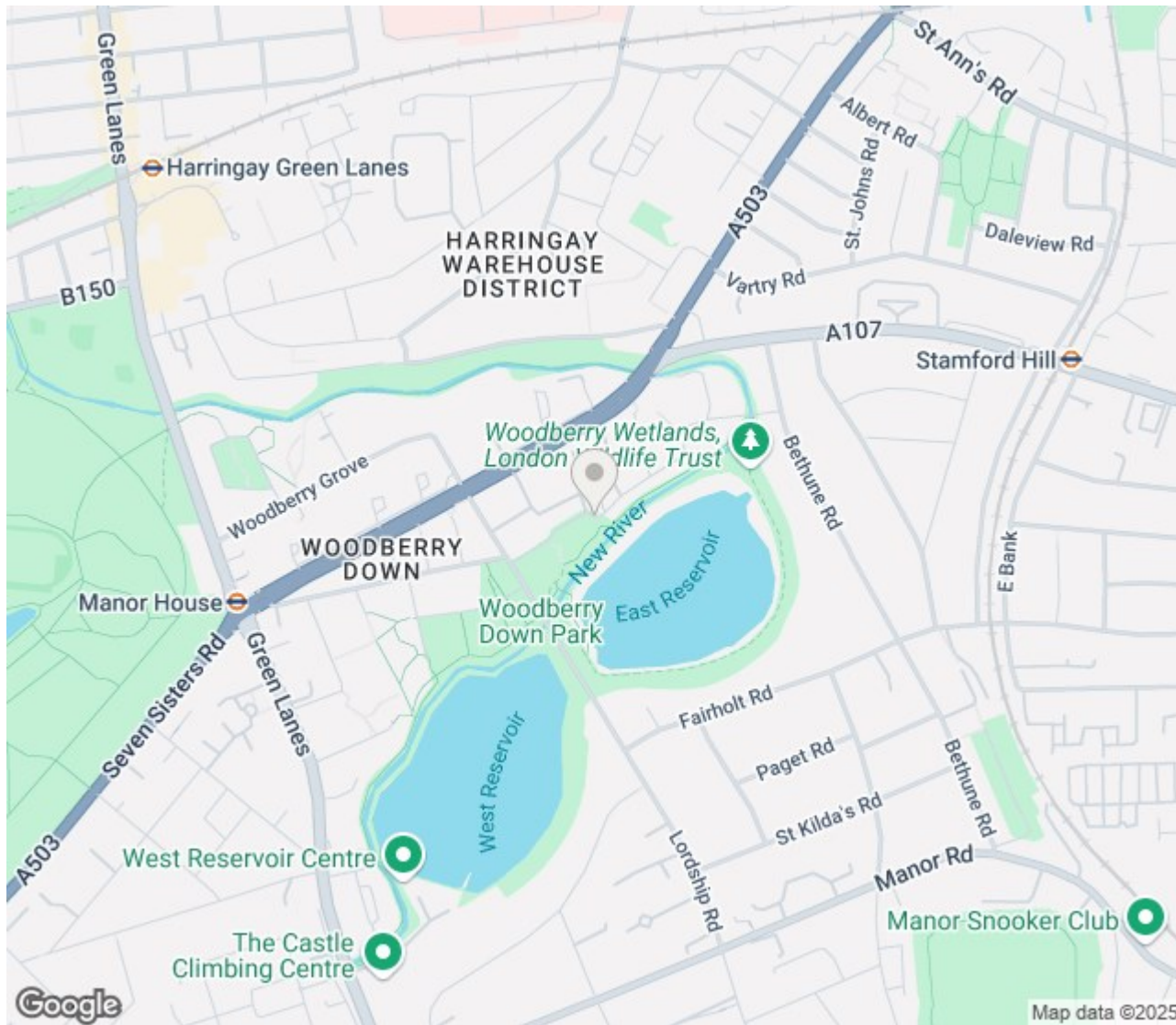
SIXTH FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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ENERGY PERFORMANCE CERTIFICATE

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

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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