



## Devan Grove, London, N4

- Two bedroom apartment
- Concierge
- Access to swimming pool and gym
- Close to transport links
- Second floor with lift access
- Underfloor heating throughout
- Bicycle storage
- Moments from Woodberry Wetlands

**Price £735,000**





## Devan Grove, London, N4

### DESCRIPTION

Available to view by appointment only is this exceptional two double bedroom, two bathroom apartment situated on the second floor (with lift access) of this modern building boasting over 760 sq. ft. (70 sqm.) of luxury accommodation.

Benefiting from underfloor heating, floor to ceiling windows throughout and the property comprises a fantastic semi-open plan kitchen/living space with a fully fitted kitchen with integrated appliances and ample storage and a private balcony.

There is a light and airy master bedroom with a stunning walk-in wardrobe, modern en suite shower room, further double guest bedroom, modern bathroom, ample storage and a private balcony. The property further benefits from the use of an indoor swimming pool, gym, communal lounge, wifi, bicycle storage 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 Haringay 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.

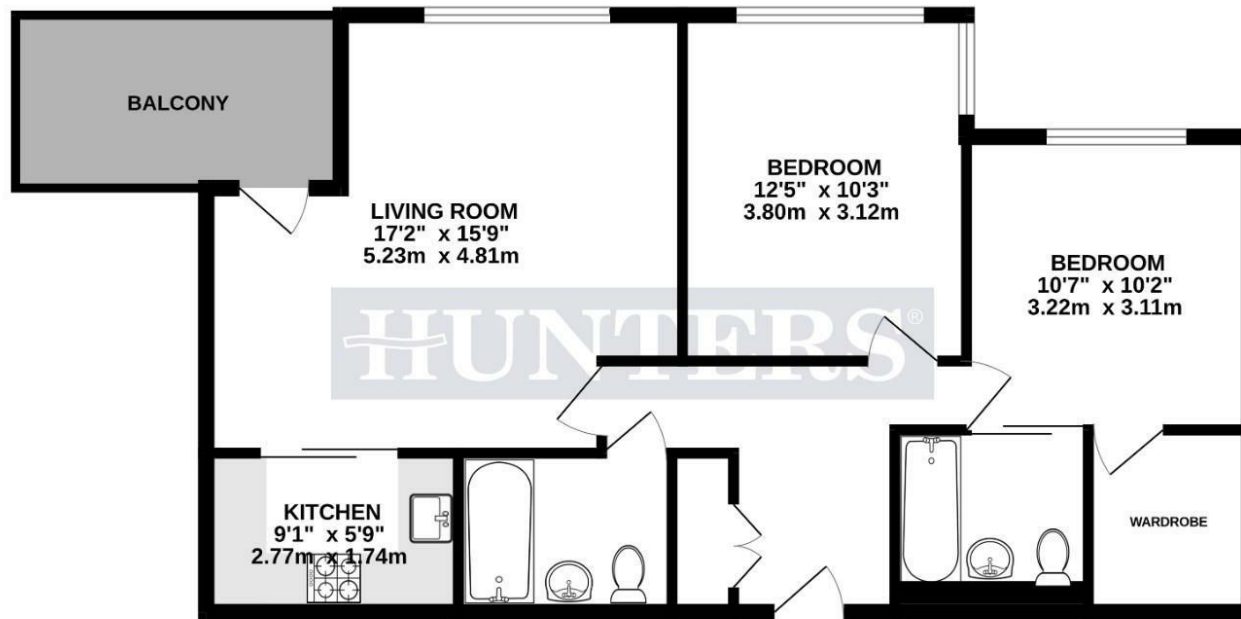
Transport links include Manor House tube (Piccadilly Line), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines) and a variety of bus routes into The City & West End.







## SECOND FLOOR 763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763sq.ft. (70.9 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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### Viewings

Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**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.