



The Parkhouse

3 Kayani Avenue, N4

Asking Price £695,000

A luxury 2 bedroom modern apartment located in a fantastic waterside location overlooking the East & West Reservoirs. This home is being offered with no onwards chain and is within a short distance to Manor House station.

CHESTERTONS



The Parkhouse

3 Kayani Avenue, N4

- 2 Double Bedrooms
- Modern 1st Floor Apartment
- 2 Bathrooms
- Balcony Overlooking Reservoirs
- Gym, Spa & Swimming Pool Access
- Short Distance to Transport Links
- No Onwards Chain



A luxury 2 bedroom modern apartment located in a fantastic waterside location overlooking the East & West Reservoirs. This home is being offered with no onwads chain and is within a short distance to Manor House station.

This property features a welcoming entrance hall leading to a dual-aspect reception room, offering access to a balcony with stunning views of the reservoir. The modern, stylish kitchen space is flooded with natural light creating a great space for entertaining. Boasting two well-proportioned double bedrooms, the main bedroom benefits from a separate dressing area and an en-suite shower room. Additionally, there is a family bathroom and ample storage/utility room, providing excellent practicality and convenience. The property further benefits from a 24hr concierge, smart entry system along with a residents only swimming pool & gym.

The Parkhouse is situated on the banks of the West and East Reservoirs, overlooking more than 42 acres of open water. There are a multitude of amenities including Sainsbury's Local, cafés, restaurants, and pubs nearby. Within a short distance is Manor House station on the Piccadilly line. Stoke Newington and Finsbury Park are both within a mile, offering a larger selection of bars, pubs, shops, amenities, and restaurants.

Tenure: Leasehold 290 years 5 months

Service Charge: £6000

Ground Rent: £400

Local Authority: London Borough Of Hackney (Council Tax)

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	87	87
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

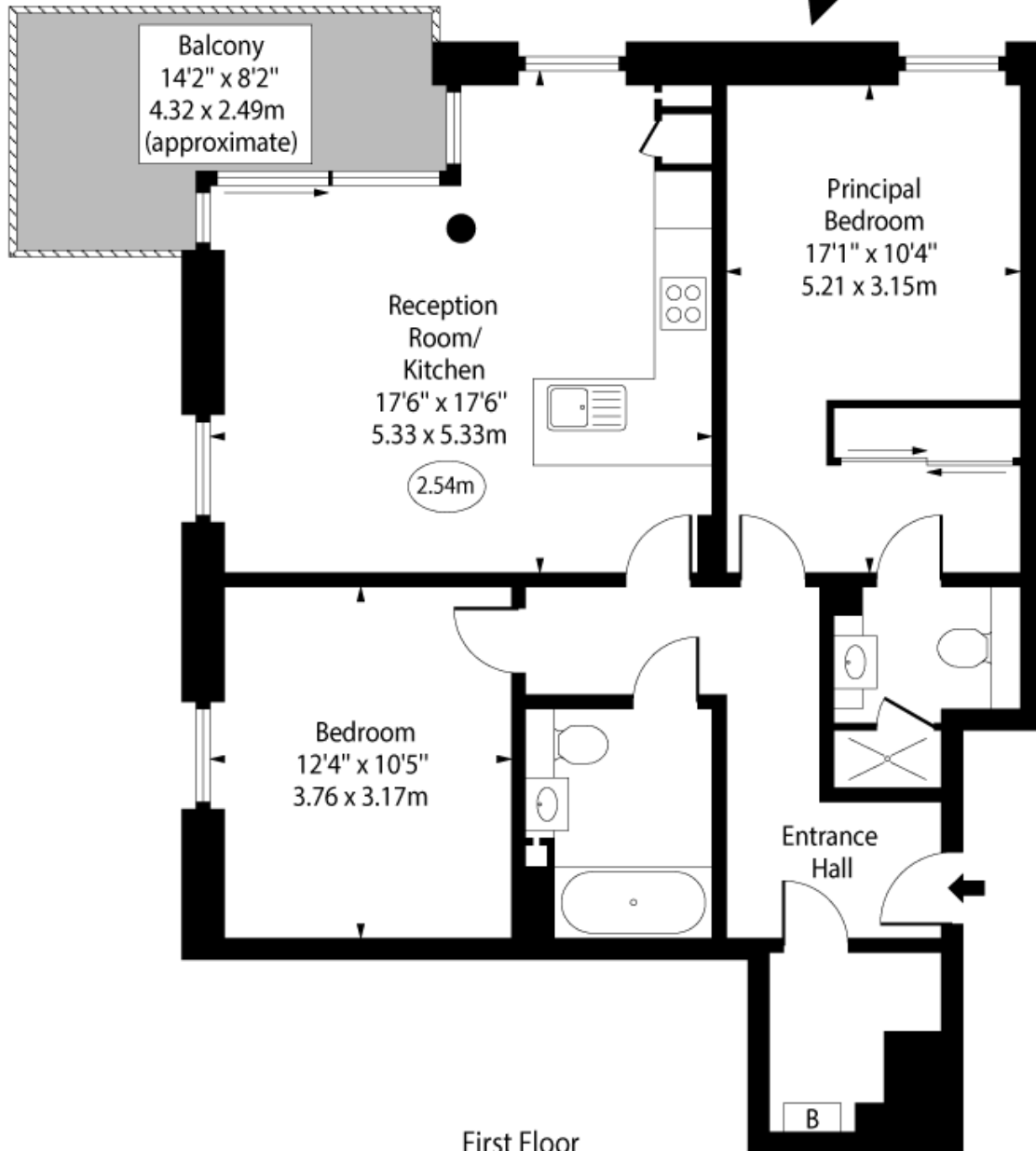
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The Parkhouse, Kayani Avenue, N4

○ - Ceiling Height



Approx Gross Internal Area 818 Sq Ft - 75.99 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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