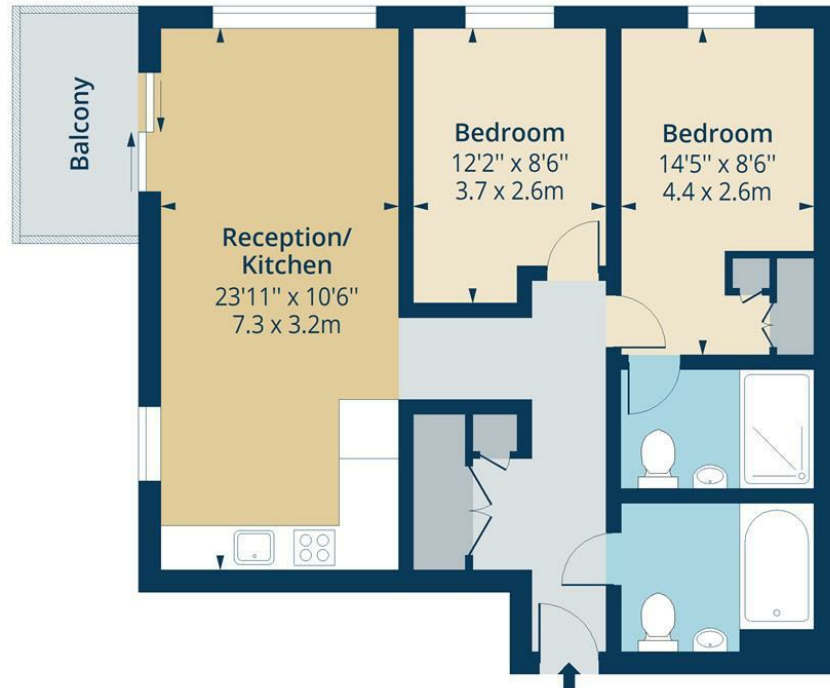


# Sandpiper Building N4

Approx. Gross Internal Area 736 Sq Ft - 68.37 Sq M  
Approx. Gross Balcony Area 52 Sq Ft - 4.83 Sq M



## First Floor

Floor Area 736 Sq Ft - 68.37 Sq M



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.

lpplus.com

Date: 9/5/2024

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.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.



## Sandpiper Building, 44 Newnton Close, N4



# £2,300

Luxury two bedroom apartment situated in a prestigious development in Finsbury Park, N4. The apartment has been built to a high end specification, including a luxury bathroom, bosch kitchen appliances, underfloor heating and a private balcony.

On site features include a 24 hour concierge service and residents gym. The development benefits from being surrounded with stunning communal features such as well maintained gardens and a lake. Short walk to Manor House tube station.

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