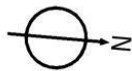


Residence Tower, N4  
Approx. Gross Internal Area 808 Sq Ft - 75.00 Sq M  
Approx. Gross Balcony Area 65 Sq Ft - 6.04 Sq M



Ninth Floor  
Floor Area 808 Sq Ft - 75.00 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.

lpaplus.com

Date: 6/3/2025

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.



Residence Tower, Woodberry Grove, N4



£650,000 Leasehold

Located on the 9th floor of Residence Tower, this beautifully designed two-bedroom apartment offers spectacular views facing the West Reservoir, home to the Sailing and Wild Swimming Centre, as well as the iconic Climbing Castle just moments away. The apartment is just a 4-minute walk from Manor House Station on the Piccadilly Line, providing easy access to central London and beyond. The south-facing balcony is perfect for enjoying sunshine throughout the day, offering a peaceful outdoor space to relax and unwind.

Residents benefit from exclusive access to top-tier amenities, including a fully-equipped gym and 24-hour concierge service, ensuring convenience and luxury at every turn.

The spacious, bright apartment features an open-plan reception room with dual-aspect, floor-to-ceiling windows that flood the space with natural light and showcase the stunning views. The high-quality kitchen is equipped with integrated appliances, offering both style and functionality, ideal for preparing meals or entertaining guests.

Both bedrooms are generously sized double rooms, with the master suite benefiting from an en-suite bathroom. A separate family bathroom serves the second bedroom, and a large utility cupboard provides convenient space for a washing machine and additional storage. Underfloor heating is installed throughout the property for added comfort, ensuring warmth during colder months.

This apartment combines modern design, exceptional views, and luxury living in a highly sought-after location, with the added benefit of a private balcony for outdoor relaxation."



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.

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48 Stoke Newington Church Street  
London N16 0NB  
Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000  
Fax 020 7249 2000  
[www.oakwoodestateagents.com](https://www.oakwoodestateagents.com)





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