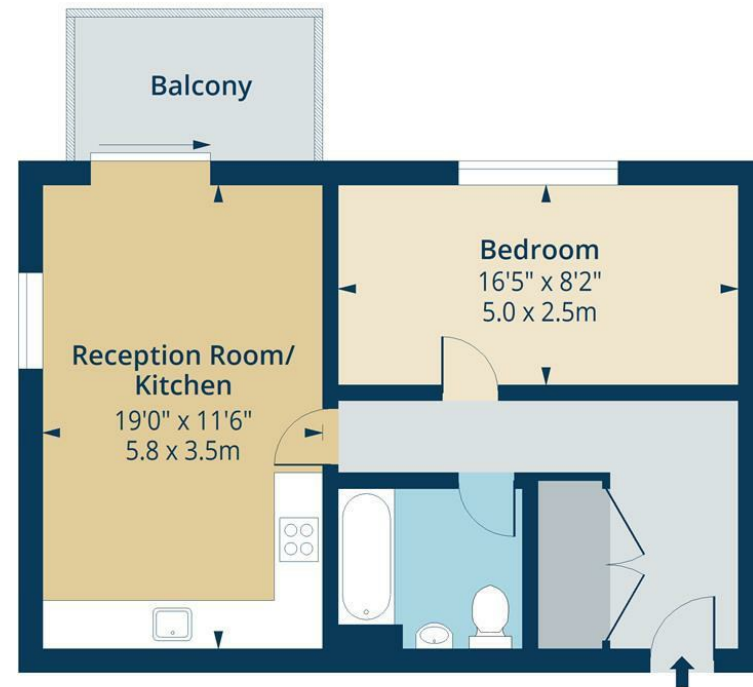


# Mulberry Apartments, N4

Approx. Gross Internal Area 543 Sq Ft - 50.44 Sq M  
Approx. Gross Balcony Area 58 Sq Ft - 5.39 Sq M



## Third Floor

Floor Area 543 Sq Ft - 50.44 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.

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Date: 25/4/2023

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.



## £400,000 Leasehold

A large one bedroom apartment measuring an impressive 543 square feet set on the third floor of this waterside development. The property benefits from a large south facing balcony with panoramic views over the communal gardens, Internally the property features one double bedroom, bathroom, a large open plan living area and a south facing balcony.this apartment comprises a bright and open plan kitchen and living area leading to sunny private balcony.

Located at Woodberry Down development, spanning over 67 acres of open water and landscaped parkland, you are part of superb community which is extremely well-connected. By foot, you can enjoy a riverside walk within the unique waterside community surrounded by nature. The reservoirs offer a variety of activities which are very popular with families and individuals of all ages. Woodberry Down lies 8 minutes by Tube to King's Cross and only 20 minutes to The City. Just to the west is Finsbury Park, while to the south lies Stoke Newington, with lots of independent shops and cafés, pubs, bars, arts spaces and picturesque parkland to explore.



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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