



### **38 Aqua Apartments, Goodchild Road, London, N4 2BP**

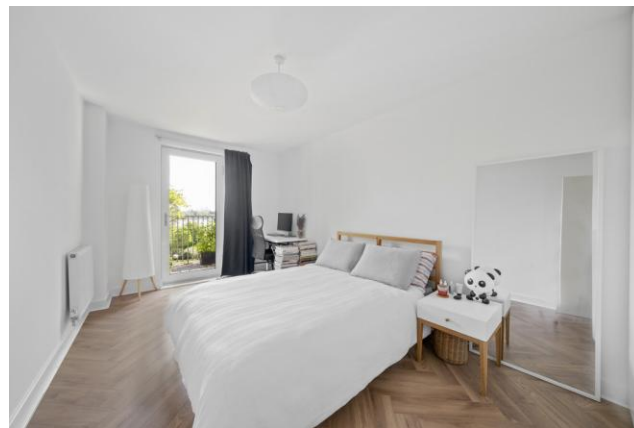
Situated near the scenic Stoke Newington Reservoirs, this stylish one-bedroom second-floor apartment effortlessly blends generous living space with modern convenience. Enjoy sweeping views over the West Reservoir, while being moments from excellent transport links, shops, local cafes and a wide range of outdoor and sporting activities.

**Guide Price £450,000**  
**Leasehold**

- Lift
- Council Tax Band: C
- EPC Rating: B
- Open plan living
- South-facing balcony
- 111 Years remaining on the Lease
- Service Charge £2800 p/a
- Ground Rent £250 p/a (fixed)

This beautifully designed contemporary apartment offers an abundance of natural light and space, with floor-to-ceiling windows that frame breathtaking views over the tranquil West Reservoir and spacious communal gardens. Every room is generously sized, with thoughtful touches throughout including ample storage and a private, south-facing balcony accessible from both the living area and bedroom.

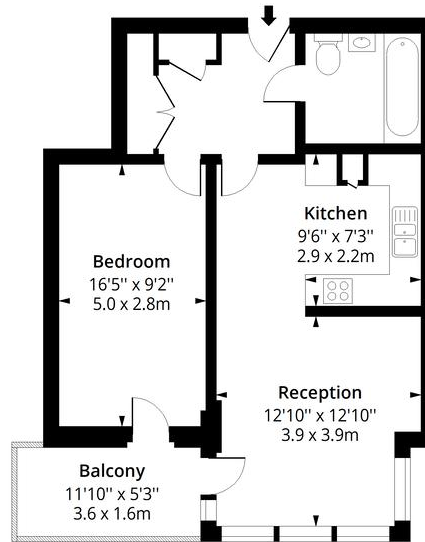
Ideally situated on the borders of Hackney and Islington, this prime location is a 5-minute walk from Manor House tube station (zone 2), with seamless connections across London. For nature lovers and outdoor enthusiasts, the development is nestled along the serene banks of two reservoirs, offering an unmatched lifestyle of kayaking, wild swimming, sailing and scenic cycling routes.



# Aqua Apartments, N4

Approx. Gross Internal Area 592 Sq Ft - 55.00 Sq M

Approx. Gross Balcony Area 64 Sq Ft - 5.95 Sq M



## Second Floor

Floor Area 592 Sq Ft - 55.00 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: 1/5/2025

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