

Directions

Viewings

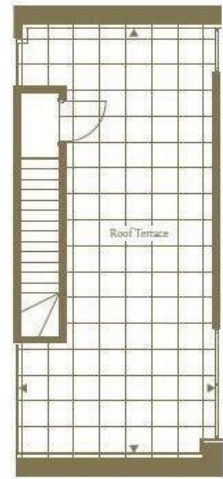
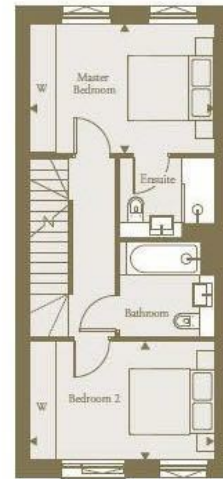
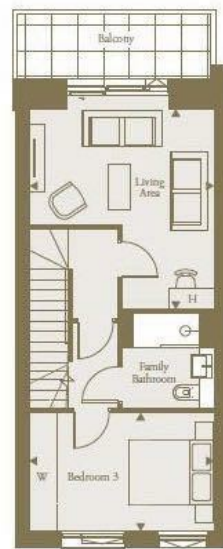
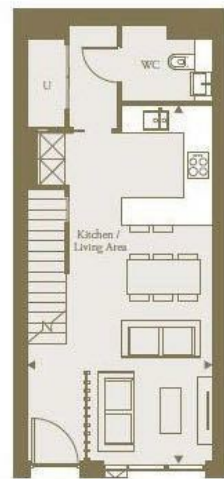
Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating

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

20 THE TOWNHOUSE COLLECTION

WOODBERRY DOWN 21



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ROOF TERRACE

2-7 Springpark Drive

- Provision for wardrobe
- High units
- Wardrobe
- Capboard
- Utility
- Home working area



Measurements shown for the townhouses are for approximate measurements only. Actual figures and sizes may vary. All measurements may vary within a tolerance of 1%. The dimensions are not intended to be used for survey data, appliance sizes or layout of furniture.

3 Bed Townhouse	1404.7 sqft	130.5 sqm
External Area	495.3 sqft	46.0 sqm
Kitchen / Living Area	26'11" x 13'9"	8.2m x 4.2m
Living Area	18'2" x 13'9"	4.6m x 4.2m
Master Bedroom	13'9" x 9'10"	4.2m x 3.0m
Bedroom 2	13'9" x 8'10"	4.2m x 2.7m
Bedroom 3	13'9" x 8'10"	4.2m x 2.7m
Bathroom	14'9" x 4'11"	4.5m x 1.5m
Terrace	32'1" x 14'9"	9.8m x 4.5m



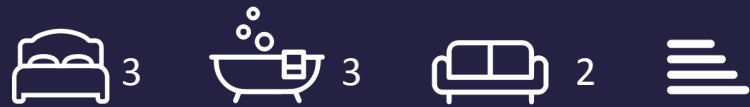
4 Springpark Drive, London, N4 2ZF

Asking Price £1,600,000

- Three double bedroom townhouse
- Stunning waterside London community
- Two reception areas
- Residents' concierge, swimming pool and gym
- Underground parking space
- Three bathrooms
- Exclusive development
- Private roof terrace and balcony
- 0.2 miles to Manor House Underground Station

4 Springpark Drive, London N4 2ZF

Petty Son and Prestwich are delighted to offer for sale this stunning three double bedroom, three-bathroom luxurious town house, nestled within Woodberry Down, London's unique landmark regeneration neighbourhood.



Council Tax Band: F



With just seven stylish three-storey townhouses, this exclusive home is just a short walk from Manor House underground station (0.2 miles), allowing you to be in the City in under twenty minutes and King's Cross in under eight minutes. This flourishing, waterside community, is set alongside a serene sailing lake and Finsbury Park's 112 acres of green open space. However, it is also minutes from the eclectic and vibrant urban village of Stoke Newington, ensuring the new owner can enjoy the blend of life cocooned within the calm of a wildlife sanctuary whilst having outstanding access to the buzz of Central London within minutes.

The ground floor accommodation is comprised of a contemporary open plan living space, with a stunning modern fitted kitchen with seamless light grey cabinets and stylish grey splashbacks. The kitchen provides plenty of work surface space, whilst the remaining area can easily accommodate a dining area and lounge space. There is also practical storage space and a downstairs toilet, which is ideal for guests. The first floor offers a large formal lounge with access to a private balcony that generously spans the whole width of the property.

The first of three double bedrooms with fitted wardrobes can also be found on this floor as well as the family bathroom. On the second floor there are two further double bedrooms, both with fitted wardrobes and ensuite bathrooms that are both stylish and practical. This floor can access the stunning roof terrace that has been beautifully landscaped and enjoys beautiful views and the perfect, private place to enjoy the summer sun in. The Townhouse Collection also enjoy access to an underground parking space, residents' only concierge, private swimming pool and state of the art gym.

EPC Rating: B85
Council Tax Band: F
Lease Information: 299 years from 6th June 2017
(293 years currently remain)
Service Charge: £4,739.58
Ground Rent: N/A

KITCHEN LIVING AREA
26'11" x 13'9"

LIVING AREA
15'2" x 13'9"

BEDROOM ONE
13'9" x 9'10"

BEDROOM TWO
13'9" x 8'10"

BEDROOM THREE
13'9" x 8'10"

BALCONY
14'9" x 4'11"

TERRACE
32'1" x 14'9"