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trustworthy
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straightforward
honest *a breath of*
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accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent
Google reviews 2006 to 2016



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Woodberry Grove, Finsbury Park N4
£625,000 FOR SALE

Apartment - Purpose Built

2 1 2



Woodberry Grove, Finsbury Park N4 £625,000

Description

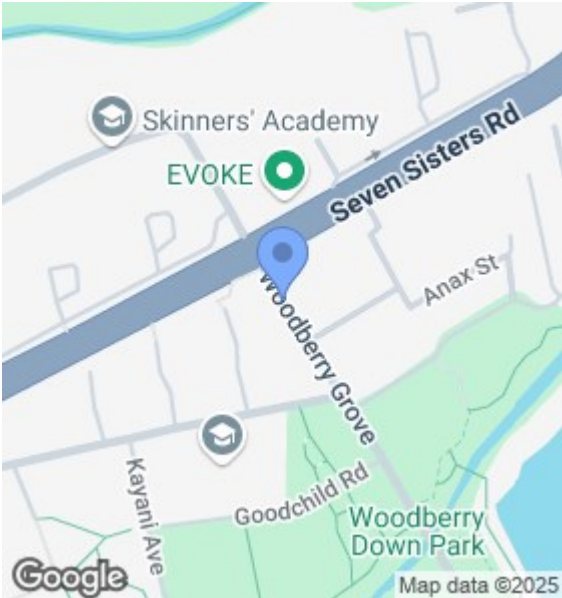
Located on the eighth floor of Residence Tower, this beautifully designed two-bedroom apartment offers spectacular views facing the Reservoir, home to the Sailing and Wild Swimming Centre, as well as the iconic Climbing Castle just moments away.

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.

Key Features

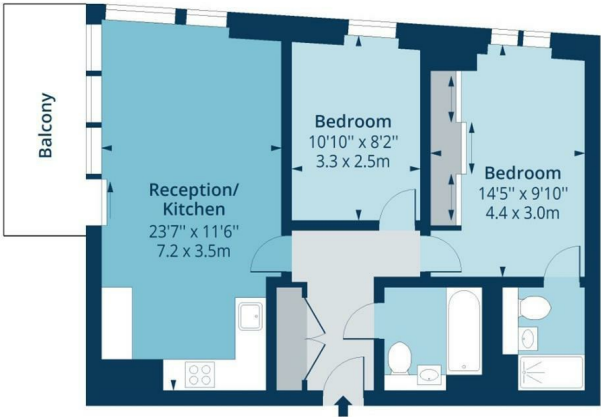
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Hackney
Council Tax	D



Floorplan

Residence Tower, N4

Approx. Gross Internal Area 675 Sq Ft - 62.71 Sq M



Eighth Floor

Floor Area 675 Sq Ft - 62.71 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

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.