



Cottonworks House N7 7FN

Offers in Excess of £600,000  
Long Leasehold 900+ years



# Cottonworks House N7

Introducing a sleek and stylish two-bedroom flat with a winter garden, located on the first floor of the prestigious Cottonworks House development.

This charming apartment offers 789 SQ FT (73.3 SQ M) of beautifully presented living space, featuring high-quality finishes throughout - perfect for modern living.

Upon entry, a central hallway provides access to all rooms and includes a large utility cupboard with a washing machine and dryer for added practicality.

The main double bedroom boasts built-in wardrobes and an en-suite bathroom complete with a walk-in shower, inset WC, and a floating sink with vanity storage. Striking blue metro tiles create a captivating contrast with the neutral tones of the rest of the bathroom. Adjacent is a second double bedroom, currently utilized as a nursery, which overlooks the winter garden.

Opposite, a spacious family bathroom features a shower/bath combination, inset WC, and a floating sink with vanity storage, the same blue metro tiles and neutral tones harmoniously continue the design theme.

At the heart of the home lies a large open-plan kitchen and reception space. The kitchen is equipped with a range of wall and base units offering ample space for all essential appliances, while an integrated breakfast bar provides convenient seating, perfect for casual dining or social gatherings. The open-plan layout ensures plenty of room for a formal dining area and a comfortable lounge, making it ideal for both entertaining and everyday living. The reception area provides access to the winter garden—an airy and light space to be enjoyed year-round. Large sliding windows open up to allow a refreshing summer breeze, making it an ideal spot for relaxation in any season.

Residents also benefit from secure bike storage.

Conveniently located on Seven Sisters Road, this property offers easy access to Finsbury Park station (Piccadilly Line, Victoria Line, and National Rail) and is surrounded by a variety of independent shops, bars, restaurants, coffee shops, and shopping amenities. The green open spaces of Finsbury Park, the Parkland Walk nature reserve, and the reservoirs at Woodberry Down are also nearby, perfect for the outdoor enthusiast.

Modern development | Immaculate condition | EPC B | Two double bedrooms | Two bathrooms | Large open-plan reception/kitchen | Winter garden | 789 SQ FT - 73.3 SQ M | Utility cupboard | Long Leasehold 900+ years | Secure bike storage | Convenient location for transport and local amenities |





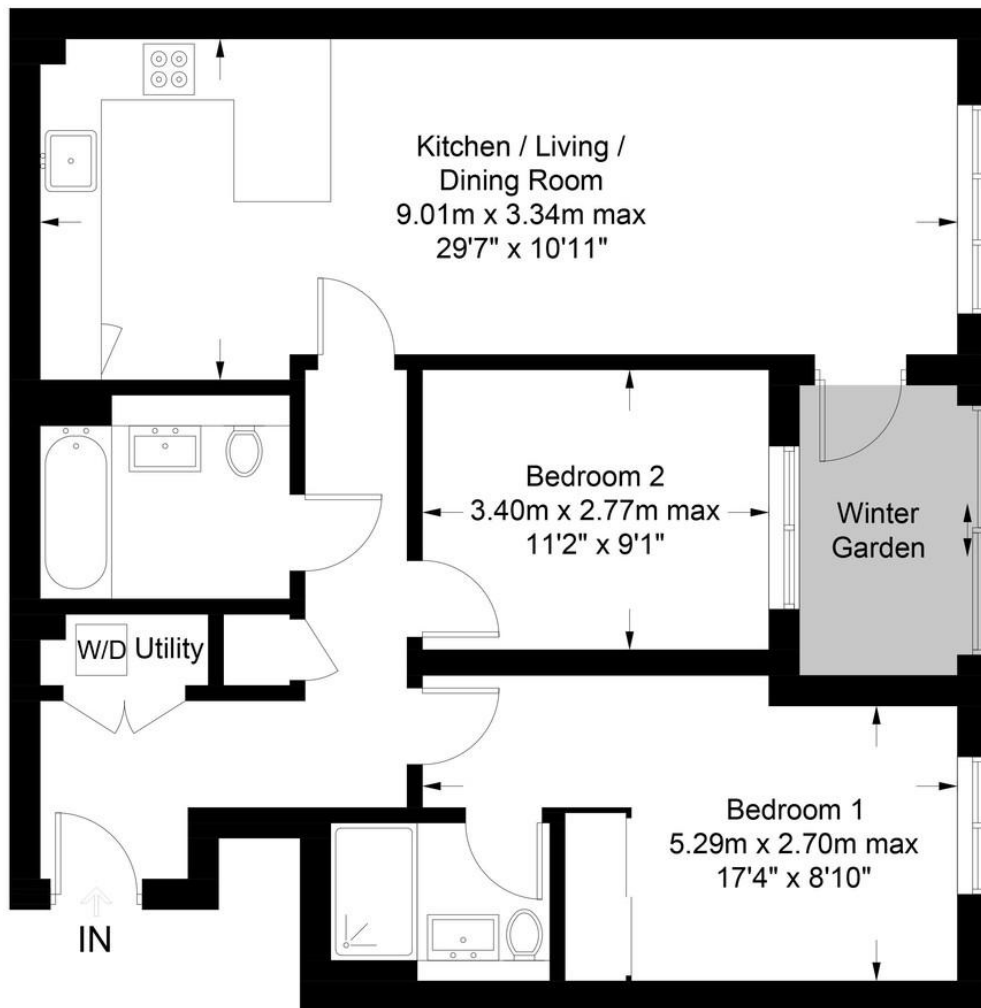


# Cottonworks House, N7

Approximate Gross Internal Area = 789 sq ft / 73.3 sq m

# DAVID ANDREW

your most valuable asset



Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park  
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road  
London N4 3PZ

T (0)20 7281 2000

General Contact

E [info@davidandrew.co.uk](mailto:info@davidandrew.co.uk)

W [www.davidandrew.co.uk](http://www.davidandrew.co.uk)



### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1084269)

DAVID ANDREW your most valuable asset

