

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent
Google reviews 2006 to 2016



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

philipalexander
thinking local

020 8342 9444
www.philipalexander.net

philipalexander
thinking local



Woodberry Downs, London N4

£400,000 FOR SALE

Apartment - Purpose Built

1 1 1



Woodberry Downs, London N4 £400,000

Description

This beautifully finished, chain-free one-bedroom apartment is set on the second floor of a contemporary development in the heart of Finsbury Park, N4. Designed with modern living in mind, the property offers a bright and inviting open-plan living space, complemented by large windows that flood the room with natural light.

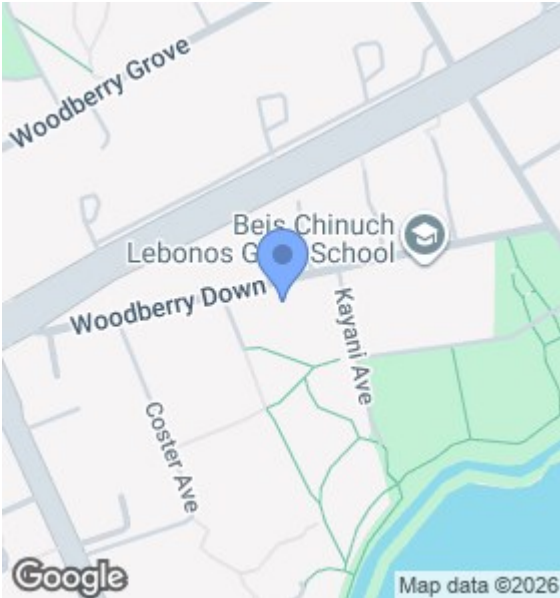
On site features include a 24 hour concierge service, residents gym, swimming pool and luxury spa facilities. The development benefits from being surrounded with stunning communal features such as well maintained gardens and a lake.

Chain-free luxury one-bedroom apartment

Key Features

- Luxury one bedroom apartmentOffered furnishedPrivate balcony24 hour conciergeOn site residents gymOn site residents swimming pool and luxury spaStunning communal gardens and lakeShort walk to Manor House tube stationSORRY NO DSS / NO PETS / NO SMOKERS

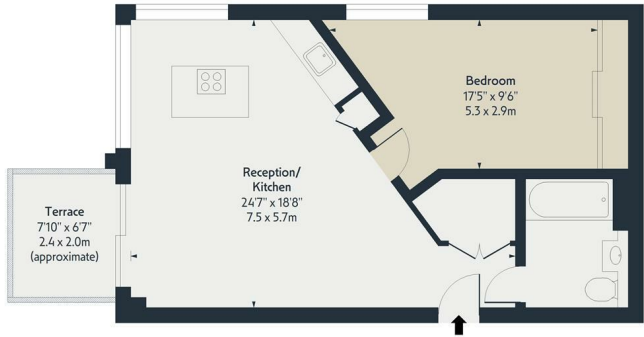
Tenure	Leasehold
Lease Expires	290 Years remaining
Ground Rent	£350.00 per annum
Service Charge	£4,251.74 per annum
Local Authority	Hackney
Council Tax	C



Floorplan

7 Odell House, N4
Approx. Gross Internal Area 585 Sq Ft - 54.35 Sq M
Approx. Gross Terrace Area 52 Sq Ft - 4.83 Sq M

Philip
Alexander



Second Floor

Floor Area 585 Sq Ft - 54.35 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.

Created for PhilipAlexander by lpaplus.com Date: 30/12/2025

thinking local

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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.