



Darter House, Woodberry Down £2,900



Available in August | 7th Floor | Balcony | Cinema Room | Business Lounge | Concierge | Great Transport Links |
Near Manor House Station | WeChat: CLH-Consultant.



CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- 7th floor
- Furnished
- 24/7 Concierge
- Residents' Business Lounge
- Close to Finsbury Park

- Large Balcony
- Flexible Move Date
- Manor House station
- Residents' Cinema
- Woodberry Wetlands



The Property

Located within the sought-after Woodberry Down development, this stylish seventh-floor apartment offers contemporary living in one of London's most vibrant and well-connected neighbourhoods.

The thoughtfully designed layout begins with a bright and spacious reception room, seamlessly connected to a modern open-plan kitchen featuring sleek finishes, Miele appliances, and ample storage.

The apartment comprises two well-proportioned bedrooms, each filled with natural light. The main bedroom includes integrated wardrobes, and both rooms are served by a sleek bathroom featuring a bathtub with an overhead shower.

A standout feature is the generous private terrace, offering impressive open skyline views—perfect for relaxing or entertaining.

Additional benefits include a utility cupboard, excellent built-in storage, and a separate storage room.

The Development

Residents have access 24hr concierge service, a residents' Business Lounge and a Cinema Room.

The surrounding area is rich in green spaces, including the nearby Woodberry Wetlands and Finsbury Park, offering residents a perfect balance of city living and nature.

Woodberry Down is well-connected with excellent transport links, offering easy access to central London and surrounding areas. The development is just a short walk from Manor House Underground Station, served by the Piccadilly Line, providing quick connections to King's Cross, the West End, and Heathrow Airport. Finsbury Park Station is also nearby, offering additional Underground, National Rail, and Overground services. Numerous bus routes serve the area, ensuring convenient travel by public transport. The development also benefits from easy access to major roadways, including the A503, connecting to key motorways.

Additional Information

Council: Hockley; Tax band - D

Heating/hot water provider: Insite Kurve Energy

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Local Council: Hackney
Council Tax Band: D

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	83	83	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

