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

Quotes taken from independent Google reviews 2006 to 2016

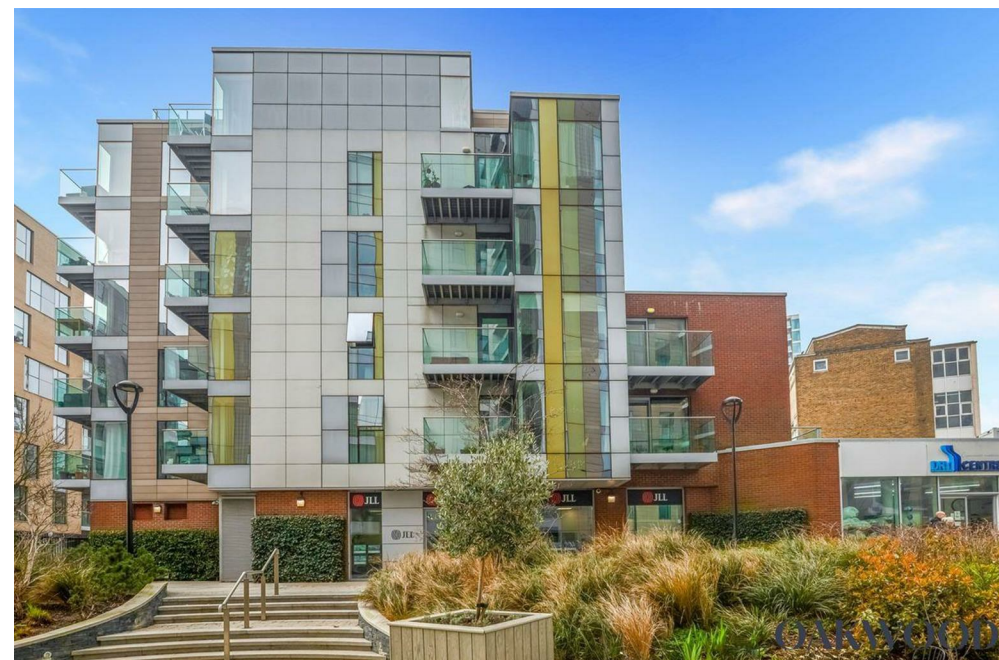


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**Goodchild Road, London N4**

**£550,000** FOR SALE

*Flat - Purpose Built*

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# Goodchild Road, London N4

£550,000

## Description

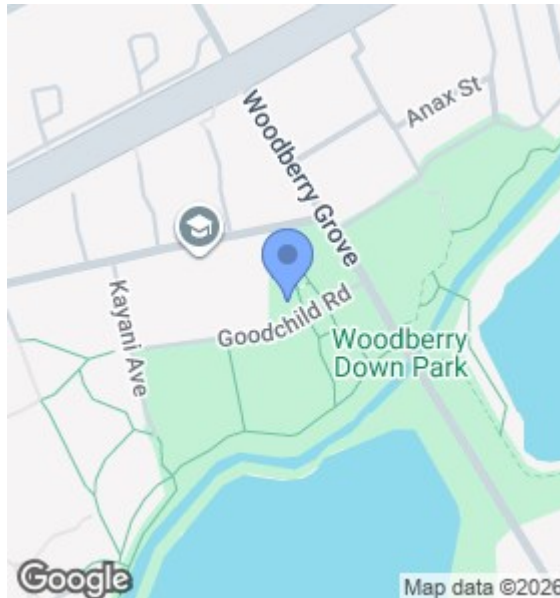
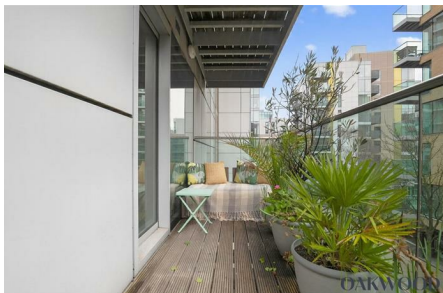
A spacious two-bedroom apartment measuring an impressive 774 sq ft, set on the second floor of this modern development in the highly sought-after Woodberry Down area. The property benefits from a south-east facing private balcony.

Internally, the apartment comprises two well-proportioned double bedrooms, a modern family bathroom, a separate fully fitted kitchen, and a bright living room that opens onto the balcony, creating an ideal space for both relaxing and entertaining.

Located within the popular Woodberry Down development, residents enjoy access to 67 acres of landscaped parkland and open water, offering a perfect balance of city living with green space. The nearby reservoirs and parkland provide scenic walking routes and a variety of outdoor activities.

## Key Features

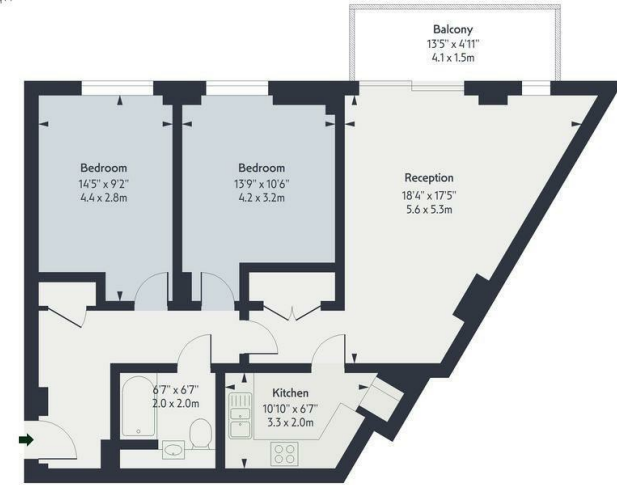
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	
<b>Council Tax</b>	



## Floorplan

### Parkway Apartments N4

Approx. Gross Internal Area 774 Sq Ft - 71.90 Sq M  
Approx. Gross Terrace Area 68 Sq Ft - 6.32 Sq M



### Second Floor

Floor Area 774 Sq Ft - 71.90 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.

## EPC

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.