



Darter House, Woodberry Down £3,200



Balcony | 7th Floor | Concierge | Cinema Room | Business Lounge | Great Transport Links | WeChat: CLH-Consultant.



CROWN
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- Brand New Build
- Close to Manor House Underground Station
 - Open Plan
 - 2 Bedrooms
 - Balcony

- Unfurnished
- Private Balcony
 - Concierge
- Integrated Appliances
 - 6th floor



The Property

Situated within the sought-after Woodberry Down, this brand new two-bedroom apartment represents one of the latest additions to this vibrant waterside community.

The apartment features a bright open-plan living, dining, and kitchen area, thoughtfully designed to maximise both space and practicality. Floor-to-ceiling windows flood the room with natural light while offering pleasant views over the nearby waters, creating a calm and welcoming atmosphere. From the living area, residents can step out onto a private balcony, providing the perfect place to relax and enjoy the surroundings.

The modern kitchen is fully fitted with integrated appliances and sleek cabinetry, offering a functional and stylish space ideal for both everyday living and entertaining.

Both bedrooms are generously sized, benefitting from large windows that bring in plenty of natural light. The principal bedroom features built-in wardrobes and direct access to a well-appointed en-suite bathroom, providing both comfort and privacy.

The apartment includes two contemporary bathrooms. One bathroom features a bath with shower, while the second is fitted with a walk-in shower. Both are finished with modern fittings and offer ample storage, creating a relaxing and practical environment.

Additional storage cupboards are located in the hallway, ensuring the apartment remains organised and highly functional.

Woodberry Down Development

Residents have access 24hr concierge service. A residents' Business Lounge and a Cinema Room will open in Summer 2025 (subject to change).

Nestled in the vibrant Woodberry Down area, this apartment offers excellent transport links, with Manor House Underground Station just a short walk away, providing quick access to the City and West End. 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: Hackney; Tax band - D

Heating/hot water provider: Insite Kurve Energy

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Furniture can be provided under separate negotiations.

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				(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	
					

