



## EMPEROR POINT, WOODBERRY DOWN, FINSBURY

£559,950

Goldman Greg are delighted to present this exceptional, newly built one-bedroom furnished apartment, set within Emperor Point—part of Berkeley Homes' prestigious waterside Editions collection at Woodberry Down, N4.

Positioned on the 2nd floor, the apartment enjoys an abundance of natural light and offers a spacious open-plan kitchen and reception area. The contemporary kitchen is beautifully finished with quartz worktops and splashbacks, alongside fully integrated appliances including an extractor hood, fridge freezer, and dishwasher. A separate utility area provides space for a washing machine and tumble dryer.

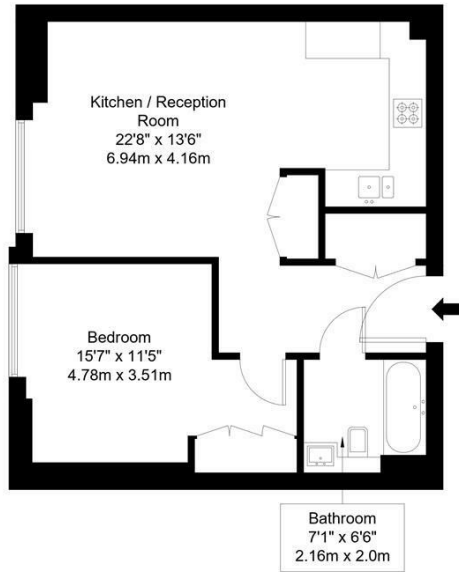
The generously sized double bedroom features a high-quality fitted wardrobe with soft-close doors and integrated LED lighting. The bathroom is elegantly designed with modern porcelain tiling, a wall-mounted mirrored cabinet, and a heated towel rail.



Goldman Greg

# London, N4 2BA

Approx Gross Internal Area = 55.22 sq m / 594 sq ft

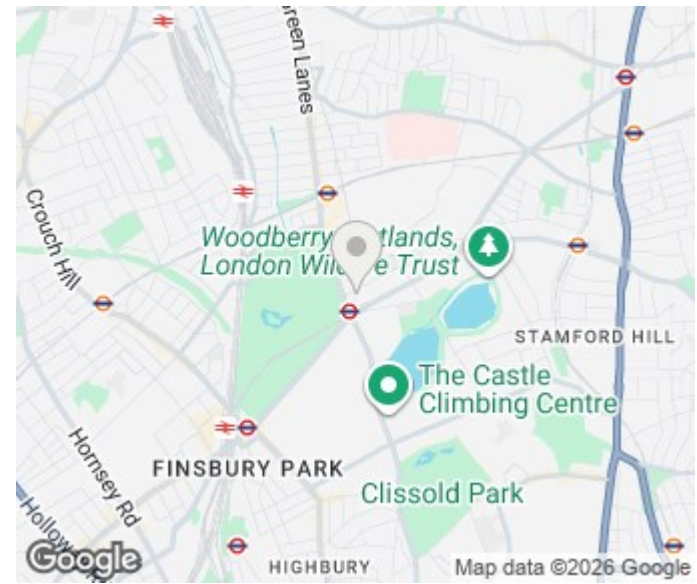


Tenth Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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