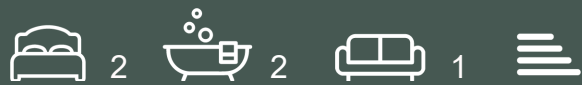




# Willowbrook House, Woodberry Down £3,500



Available in July | Balcony | 24/7 Concierge | Gym | Swimming Pool | Business Lounges | Communal Gardens | Great Transport Links | WeChat: CLH-Consultant.



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lettings@crownluxuryhomes.com  
+44 2035 143482



- Private Balcony
- Furnished
- Residents' Gym
- Close to Finsbury Park
- Floor-to-ceiling Windows

- 924 sq. ft
- Concierge
- Residents' Swimming Pool
- Close to Manor House Station
- Modern Interior



### The Property

This beautifully presented two-bedroom apartment offers a bright, contemporary living experience in one of London's most impressive new developments. The spacious open-plan kitchen and living area is finished with classic wooden flooring and floor-to-ceiling windows, creating a naturally light and welcoming space that flows seamlessly onto a private balcony — a peaceful, rarely found vantage point in the city.

The fully fitted kitchen is equipped with modern integrated appliances and generous worktop space, making it ideal for both everyday cooking and hosting friends. Both bedrooms are well-proportioned and designed for comfort, featuring soft carpeting, excellent storage options, and high-quality fixtures throughout.

The bathroom is finished to an exceptional standard, complete with a full-size bathtub, a sleek vanity unit, and timeless tiling. Thoughtful design runs throughout the home, with plentiful storage and adjustable ambient lighting that enhances the sense of comfort and ease.

Set within a landmark development spanning 64 acres and positioned beside two expansive reservoirs, residents can enjoy exceptional access to green space, waterside walking paths, and a calm, community-focused environment — all while remaining well connected to the rest of London.

### Woodberry Down Development

Set amongst an expanse of wonderful parkland, Willowbrook House is a welcoming, community led development with a range of five-star facilities. These include a private swimming pool, a gym and a dedicated concierge service, there to provide complete peace-of-mind, 24hrs a day.

### Additional Information

Heating/Hot Water Provider: Insite Energy

Council: Hackney, Band D

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 <sub>2</sub> ) 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		

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