



# Hawker House, Woodberry Down, N4

## £3,500



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



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- Concierge
- Furnished
- Unfurnished
- Business Lounge
- Close to the Local Reservoir

- 7th Floor
- Balcony
- Great Transport Links
  - Cinema Room
- Manor House Station



## The Property

Located on the 7th floor of Hawker House, this bright and spacious two-bedroom apartment offers contemporary living with elegant interiors and excellent natural light throughout.

The living area is expansive and inviting, enhanced by floor-to-ceiling windows that create a bright and airy atmosphere. From here, you have direct access to a private balcony, providing the perfect space to relax and unwind.

The modern kitchen is thoughtfully designed with stylish colour tones and generous storage, creating a clean and functional space. Fitted with integrated Miele appliances, it combines minimalistic design with practicality—ideal for everyday cooking.

Both bedrooms are well-proportioned, featuring soft carpeting to enhance comfort, along with large windows that allow for plenty of natural light. Each room offers a calm and relaxing environment, well-suited for both rest and daily living.

The bathroom is finished in light, contemporary tones, creating a warm and cohesive feel. It features a large bathtub with an overhead shower, along with excellent storage for added convenience.

Combining generous proportions, modern finishes, and a bright, comfortable layout, this apartment presents an excellent opportunity for stylish city living.

## Woodberry Down Development

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

Woodberry Down is exceptionally well-connected, with excellent transport links providing easy access to Central London and beyond. Manor House Underground Station is just a short walk away, served by the Piccadilly Line, offering direct connections to King's Cross, the West End, and Heathrow Airport. Finsbury Park Station is also within close proximity, providing additional Underground, National Rail, and Overground services. Numerous bus routes operate locally, and the A503 is easily accessible, connecting to key road networks across London.

Residents can now also enjoy newly opened on-site amenities, including a Business Lounge and Cinema Room, enhancing both convenience and lifestyle within the development.

## 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

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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