

**LONDON
VICTORIA
GROUPS** 



Willowbrook House, Coster Avenue

, London N4 2ZB

- Woodberry Down, Hackney
 - Balcony
- Sauna & Steam Room
 - Riverside Views
 - CTB-D
- Gym
 - Swimming Pool
- 24-Hour Concierge
 - EPC-B


£743,000 Leasehold

Local Authority **Hackney**
 Council Tax Band **D**
 EPC Rating **B**

Two bedroom apartment type 27

Floors:
 G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

Plans: 1.07, 2.07, 3.07, 4.07, 5.07



View from internal courtyard

Apartment Area	878.3 sqft	81.6 sqm
External Area	79.7 sqft	7.4 sqm
Kitchen / Living Area	209" x 151"	6.1m x 4.6m
Master Bedroom	141" x 92"	4.3m x 2.8m
Bedroom 2	126" x 112"	3.8m x 3.4m
Balcony	106" x 77"	3.2m x 2.3m
Total	958 sqft	89 sqm




Floorplans shown for Willowbrook House are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



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