



# Woodberry Down

Hackney, N4

Asking Price £475,000

A bright and modern one bedroom apartment set on the sixth floor of the sought after Kingly Building with its own private balcony & fantastic views down to London City skyline all within a short distance to Manor House underground station.

**CHESTERTONS**





# Woodberry Down

## Hackney, N4

- Bright and modern one bedroom apartment
- Own private balcony
- 24 hour concierge, extensive gardens & gym
- Car free development
- Within a short distance to Manor House underground station.





A bright and modern one bedroom apartment set on the sixth floor of the sought after Kingly Building with its own private balcony & fantastic views down to London City skyline all within a short distance to Manor House underground station.

The property comprises, a large open plan living/kitchen/dining space with fully integrated modern kitchen, a large corner floor to ceiling window with views down to the London City skyline and access to the private balcony. A double bedroom with built in wardrobes, a fully tiled family bathroom. The Kingly Building benefits from a 24 hour concierge, communal gardens, swimming pool and gym. \*This is a car free development\*

The Kingly Building & Woodberry Downs development is situated on the banks of the West and East Reservoirs surrounded by 64 acres of walkways and gardens. There are a multitude of amenities including Sainsbury's Local, caf  s, restaurants, and pubs nearby. Within a short distance is Manor House station on the Piccadilly line. Stoke Newington and Finsbury Park are both within a mile, offering a larger selection of bars, pubs, shops, amenities, and restaurants.

**Tenure:** Leasehold 289 years 5 months

**Service Charge:**   3937.3

**Ground Rent:**   350

**Local Authority:** London Borough of Hackney

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(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		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

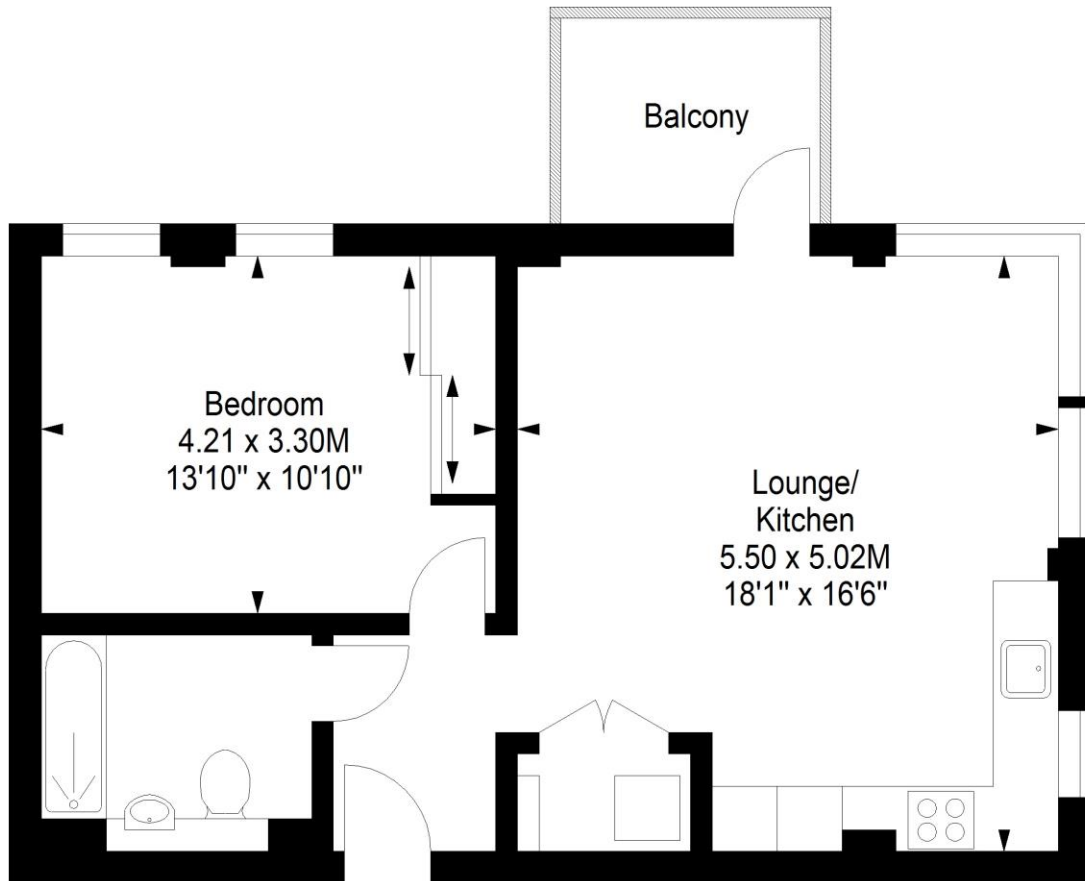
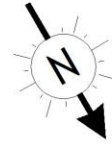
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# Kingly Building, N4

Approximate gross internal area  
51.75 sq m / 557 sq ft



## Sixth Floor

Every attempt has been made to ensure the accuracy of this floor plan  
however, measurements are approximate and for illustration purposes only.  
Measured in accordance with the RICS code of measuring practice. Not to scale  
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