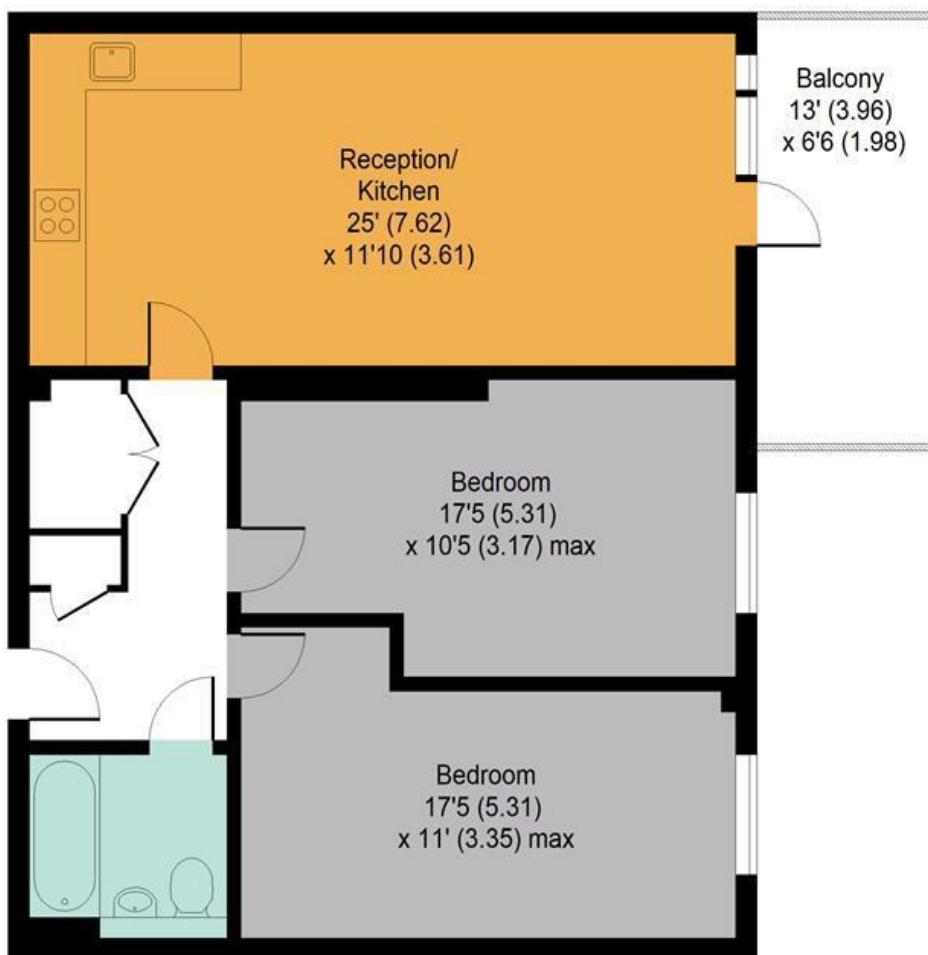




## Willowbrook House

APPROX. GROSS INTERNAL FLOOR AREA 800 SQ FT / 74.3 SQ M



### FOURTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basic of valuation.



**DAVIES & DAVIES ESTATE AGENTS**

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0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**COSTER AVENUE**

2 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

> LEASEHOLD 291 YEARS

> £2539 SERVICE CHARGE ESTIMATED FOR 2025

> PEPPERCORN GROUND RENT

> EPC B

> COUNCIL TAX D

## KEY FEATURES

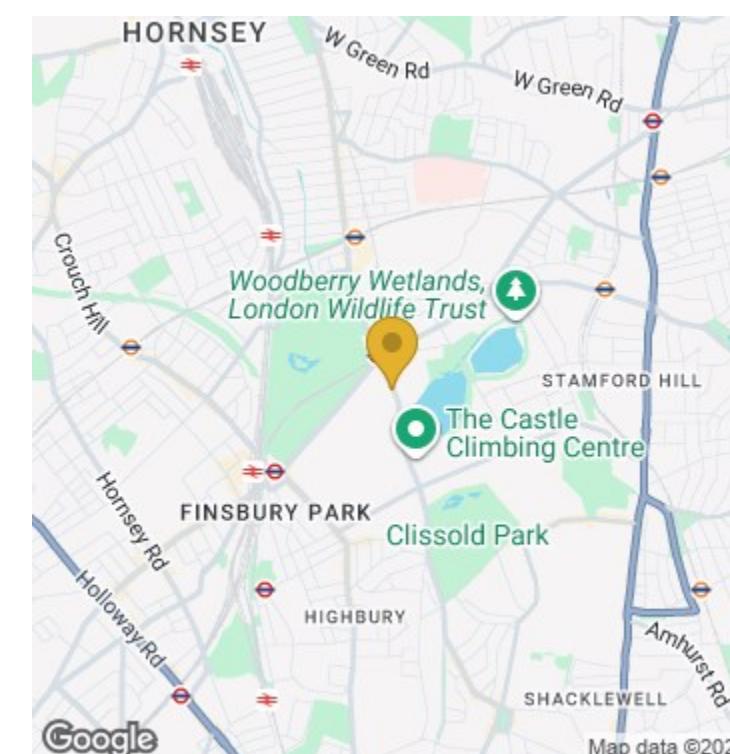
- 2 DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- 24 HR CONCIERGE
- OPEN PLAN LIVING SPACE
- FLOOR TO CEILING WINDOWS
- 0.2 MILES TO MANOR HOUSE STATION

YOURS FOR  
£650,000

Your beautifully maintained two bedroom apartment resides on the 4th floor of Willowbrook House; a stunning development in the heart of inner North London. The open-plan property boasts plentiful natural light and private balcony with views of the City to the South and Finsbury Park to the North, as well as access to 24hr concierge, gym, swimming pool and attractive landscaped private gardens.

Willowbrook House is the latest West Reservoir Residence to join a landmark regeneration neighbourhood in London's bustling Zone 2. Overlooking the sailing lake, these well-maintained apartments sit enviably close to Finsbury Park and are found a stone's throw away from the picturesque neighbourhood of Stoke Newington and stunning Clissold Park. Transport-wise you are 0.9 miles from Finsbury Park Station and a mere 0.1 mile stroll from Manor House Underground. Check out our Neighbourhoods Guides for local tips on your new area.

SEE MORE PROPERTIES ONLINE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

BEDROOMS: 2  
 BATHROOMS: 1  
 RECEPTIONS: 1

