







Woodberry Grove, , London, N4 2BS

- 21st Floor Apartment
- Two Bathrooms
- Panoramic Reservoir & London Views
- Spacious Open-Plan Kitchen/Reception
- Residents' Gym
- Two Double Bedrooms
- Private South-Facing Balcony
- Approx. 682 Sq Ft (63.4 Sq M)
- 24-Hour Concierge
- Underfloor Heating

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Asking Price £650,000

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DESCRIPTION

Situated on the 21st floor of Residence Tower, this exceptional two double bedroom, two bathroom apartment offers approximately 682 sq ft (63.4 sq m) of beautifully presented accommodation, together with a private south-facing balcony and spectacular panoramic views across the London skyline and the Woodberry Down reservoirs.

The property features oak timber flooring to the hallway and open-plan kitchen/reception room, underfloor heating and extensive floor-to-ceiling glazing, allowing an abundance of natural light throughout the apartment. The spacious open-plan kitchen/reception room incorporates a contemporary fitted kitchen with integrated Bosch appliances, ample storage and a large breakfast bar, while the living and dining area opens directly onto the private balcony.

Both bedrooms are well-proportioned doubles with built-in wardrobes, with the main bedroom benefiting from an en-suite shower room. There is also a contemporary main bathroom with a bath and overhead shower, together with additional storage and a separate utility cupboard housing a washing machine.

The private south-facing balcony enjoys exceptional far-reaching views across the reservoirs and towards the London skyline, providing an impressive outlook from the apartment's elevated 21st-floor position.

Residence Tower forms part of the sought-after Woodberry Down development and benefits from a 24-hour concierge service, residents' gym and lift access. A range of shops, cafés, restaurants and everyday amenities are available within the development, while Woodberry Wetlands, Finsbury Park and Clissold Park are all within easy reach.

Transport links include Manor House Underground Station (Piccadilly Line), Finsbury Park Station (Victoria Line, Piccadilly Line and National Rail) and a variety of bus routes providing convenient access into the City and West End.









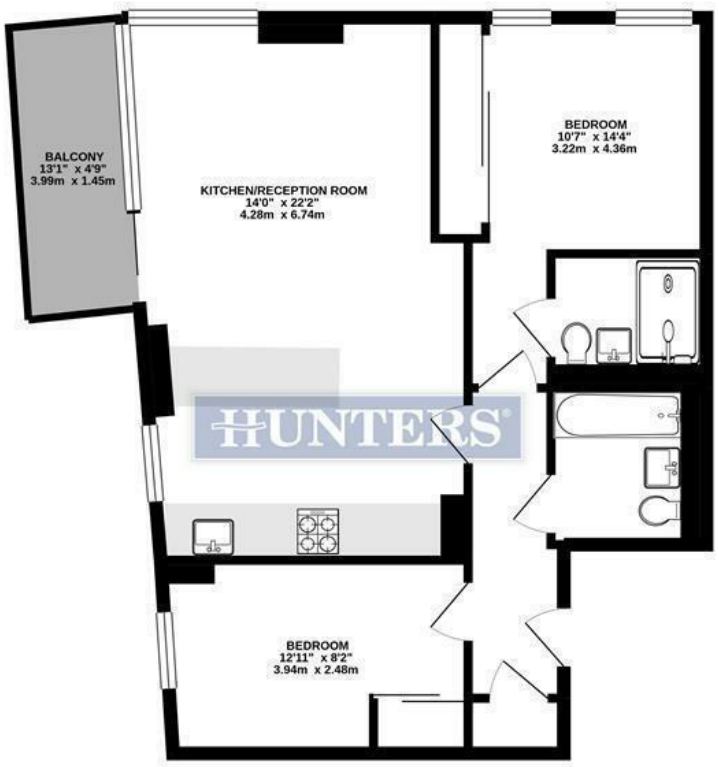








21ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

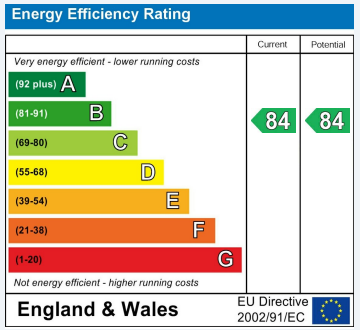
Please contact StokeNewington@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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The Property Ombudsman

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