



RIVERSIDE APARTMENT, GOODCHILD ROAD, N4

1 BED APARTMENT

£2,600 PCM

This well proportioned one double bedroom apartment. The property offers an open plan kitchen with a spacious reception and a modern bathroom. The apartment benefits from amazing views overlooking the lake from the balcony. The bespoke, contemporary kitchen features matt, handle-less units with feature lighting, composite stone worktops, touch control induction hob with a concealed extractor hood, an oven, a combination microwave/oven, a fridge/freezer and a dishwasher. The sleek bathrooms boast large format porcelain tiles, a composite stone vanity top, a large mirrored storage cupboard with feature lighting and a chrome heated towel rail. The property also has the added benefit of a decked terrace.

Residents of Woodberry Down will have access to 24-hour concierge, gym and swimming pool facilities. There will also be secure bicycle storage. Woodberry Down is conveniently located just 8 8-minute walk to Manor House station (Piccadilly line) providing direct links to Kings Cross St Pancras (National Rail, Eurostar) in 20 minutes. Residents will also appreciate the proximity to the green open space of Finsbury Park.

Hemmingfords



Total floor area

42 square metres



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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

Hemmingfords Lettings
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords