



Goodchild Road, London, N4

- Three bedrooms
- Open plan living
- Moments from Woodberry Wetlands
- Close to transport links
- Balcony
- Third floor (with lift access)
- Bicycle Storage
- Quiet street

Price £173,750

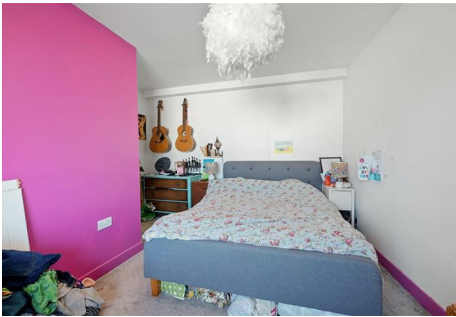
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Shared Ownership

Arranged over the third floor (with lift access) of a well-maintained private block is this beautiful, modern and spacious three bedroom apartment boasting almost 1,000 sq. ft. (92 sqm.) of internal accommodation and a private balcony.

Available to view by appointment only, this energy efficient property comprises of a spacious 28 foot (8 meter) open plan kitchen/reception room with access to a private balcony, master bedroom with balcony, two further double guest bedrooms, modern bathroom, additional guest W.C. and ample storage. The flat benefits from its own private balcony with partial views of Woodberry Wetlands reservoir. Residents also have access to secure covered bike storage and a landscaped communal garden.



Situated next to the West Reservoir with direct access to the Woodberry Wetlands Nature Reserve. Aqua Apartments are conveniently situated off Seven Sisters Road, located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, vibrant Harringay Green Lanes, and the wide open spaces of both Finsbury and Clissold Park. The property also benefits from an array of local amenities including Sainsbury's Local, independent corner stores, florist and cafes, Post Office, ATM, dry cleaners, GP practices, restaurants, gym, the Castle Climbing Centre, and the West Reservoir Water sports Centre.

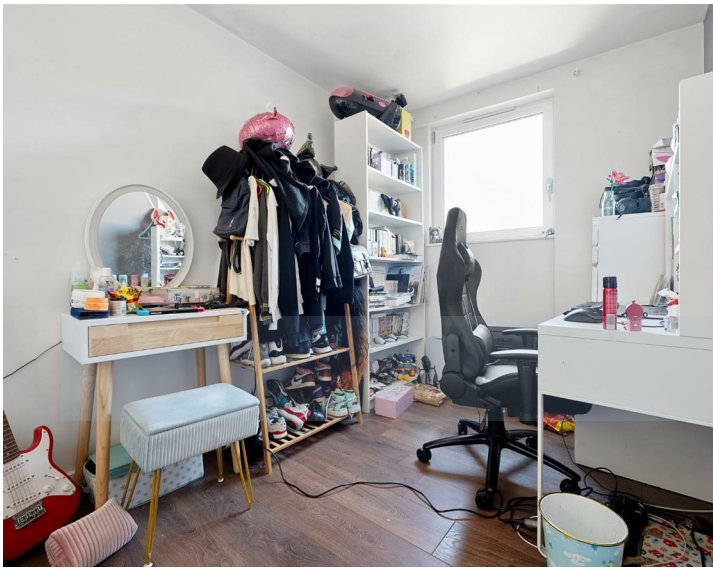
Transport links include Manor House tube (Piccadilly Line), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines) and a variety of Bus routes into The City & West End.



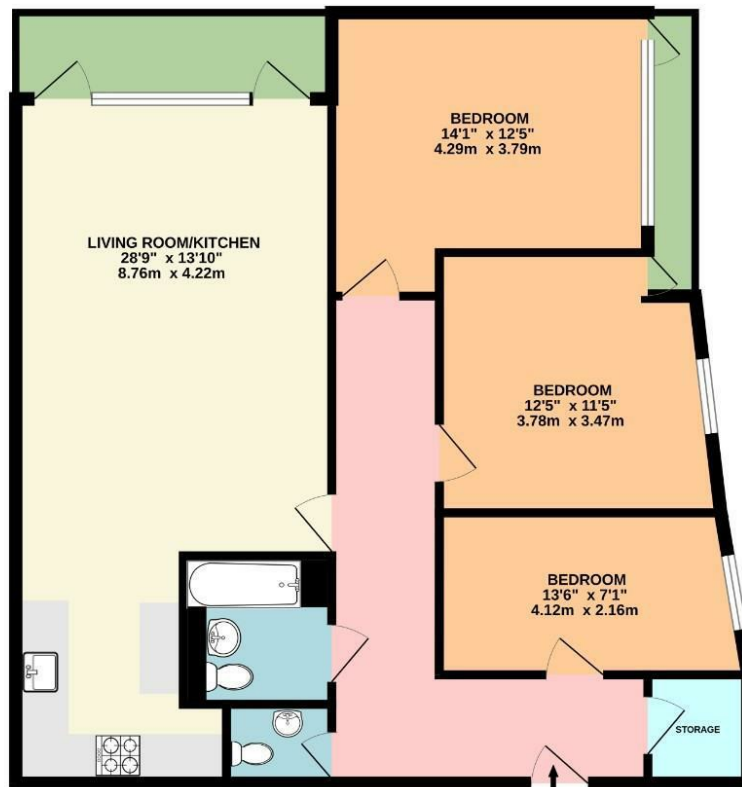
Shared Ownership
£173,750 (25%)
(Full Value £695,000)
Monthly Service Charge £310
Monthly Rent £815



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THIRD FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 996sq.ft. (92.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.