

# HUNTERS®

HERE TO GET *you* THERE

**Woodberry Grove, London, N4**

**Price £1,200,000**

**Property Images**





# HUNTERS®

HERE TO GET *you* THERE

## Property Images

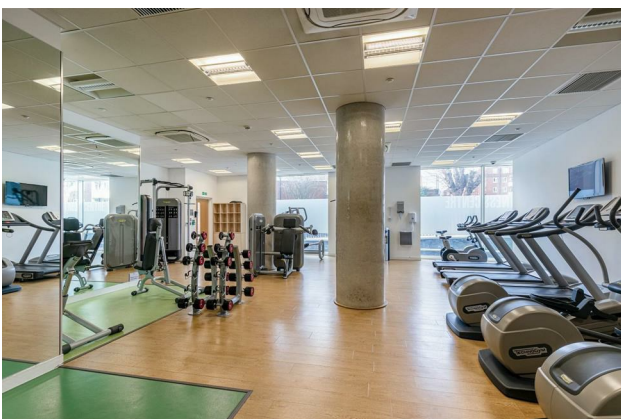




# HUNTERS®

HERE TO GET *you* THERE

## Property Images

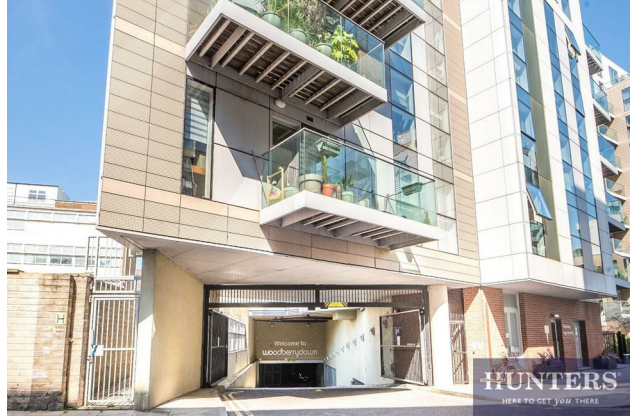




# HUNTERS®

HERE TO GET *you* THERE

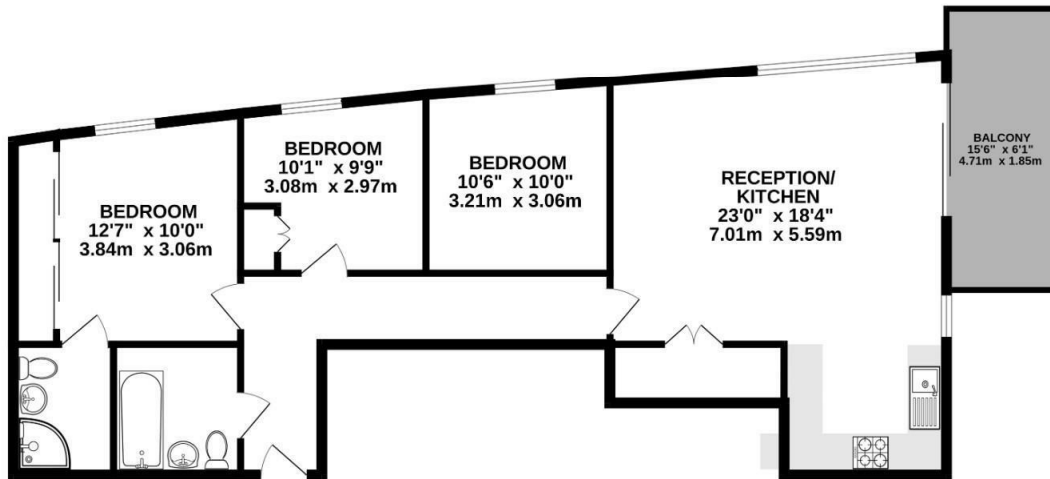
## Property Images



# HUNTERS®

HERE TO GET *you* THERE

TWENTY THIRD FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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.  
Made with Metropix 62025



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

## Map



## Details

Type: Flat - Purpose Built Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

This chain free exceptional three double bedroom, two bathroom apartment situated on the twenty third floor of a modern building boasting over 920 sq. ft. (85 sqm.) of luxury accommodation. It has lift access from the 24hr Concierge service and from the underground private car park.

Benefiting from underfloor heating and floor to ceiling windows throughout and available to view by appointment only, the property comprises a fantastic open plan, dual aspect kitchen/living space with a fully fitted kitchen with integrated appliances and ample storage. The south facing private terrace delivers stunning views right across London and the reservoirs.

There is a master bedroom with fitted wardrobes and a modern en suite, two further double guest bedrooms one with built-in wardrobes, modern bathroom, ample storage and a private terrace with stunning views over the reservoir. The property further benefits from the use of a gym, private, secure, underground parking for a car with lifts to the apartment floor, there is also secure bike storage.

Residence Tower is situated on Woodberry Grove only moments of Woodberry Wetlands Nature Reserve, the apartment is 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, cafes, Post Office, ATM, dry cleaners, GP practices, restaurants, 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.

## Features

- Chain free • Three bedrooms • Two bathrooms • Twenty third floor (with lift access) • Concierge • Underground, private parking • Gym access • Close to transport links • Moments from Woodberry Wetlands • Outstanding views