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**Woodberry Downs, London N4**

**£400,000 FOR SALE**

*Apartment - Purpose Built*

1 1 1

PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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## Woodberry Downs, London N4

£400,000

### Description

This beautifully finished, chain-free one-bedroom apartment is set on the second floor of a contemporary development in the heart of Finsbury Park, N4 2GB. Designed with modern living in mind, the property offers a bright and inviting open-plan living space, complemented by large windows that flood the room with natural light.

Chain-free luxury one-bedroom apartment

Positioned on the second floor of a modern development

### Key Features

- Luxury one bedroom apartment
- Offered furnished
- Private balcony
- 24 hour concierge
- On site residents gym
- On site residents swimming pool and luxury spa
- Stunning communal gardens and lake
- Short walk to Manor House tube station
- SORRY NO DSS / NO PETS / NO SMOKERS

#### Tenure

Leasehold

290 Years remaining

#### Ground Rent

£350.00 per annum

#### Service Charge

£4,251.74 per annum

#### Local Authority

Hackney

#### Council Tax

C



### Floorplan

#### 7 Odell House, N4

Approx. Gross Internal Area 585 Sq Ft - 54.35 Sq M  
 Approx. Gross Terrace Area 52 Sq Ft - 4.83 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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### EPC

#### 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		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.