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straightforward
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Woodberry Downs, Finsbury Park N4

£400,000 FOR SALE

Apartment - Purpose Built

1 1 1



Woodberry Downs, Finsbury Park £400,000

Description

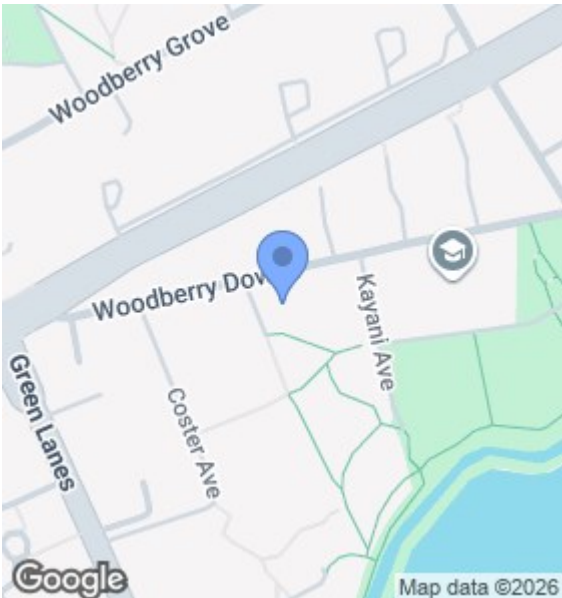
This beautifully finished, chain-free one-bedroom apartment is set on the third floor of a contemporary development in the heart of Finsbury Park, N4. Designed with modern living in mind, the property offers a bright and inviting open-plan living space, complemented by large windows that flood the room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

On site features include a 24 hour concierge service, residents gym, swimming pool and luxury spa facilities. The development benefits from being surrounded with stunning communal features such as well maintained gardens and a lake.

Chain-free luxury one-bedroom apartment

Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Hackney
Council Tax	C

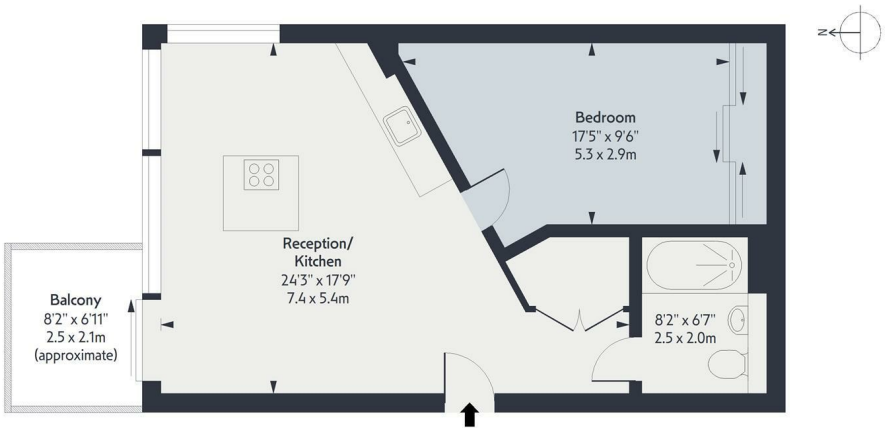


Floorplan

Odell House, N4

Approx. Gross Internal Area 585 Sq Ft - 54.35 Sq M
Approx. Gross Balcony Area 57 Sq Ft - 5.30 Sq M

Philip
Alexander



Third Floor

Floor Area 585 Sq Ft - 54.35 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			
(81-91) B		87	87
(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.