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

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Woodberry Downs, London N4

£400,000 FOR SALE

Apartment - Purpose Built

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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.

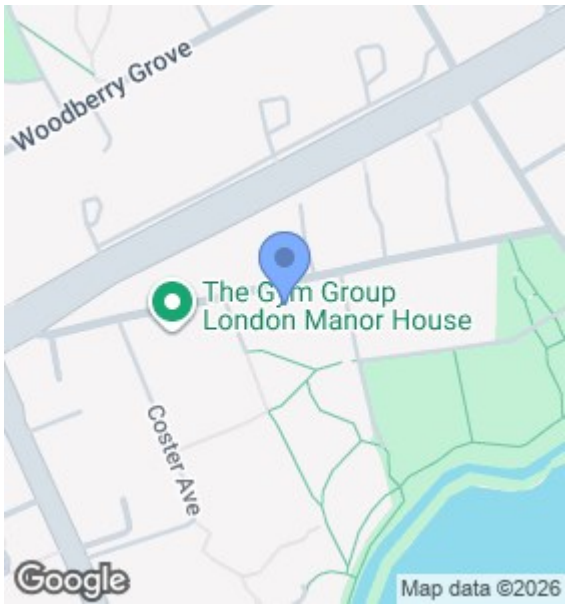
Chain-free luxury one-bedroom apartment

Positioned on the second floor of a modern development

Key Features

- Luxury one bedroom apartmentOffered furnishedPrivate balcony24 hour conciergeOn site residents gymOn site residents swimming pool and luxury spaStunning communal gardens and lakeShort walk to Manor House tube stationSORRY NO DSS / NO PETS / NO SMOKERS

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



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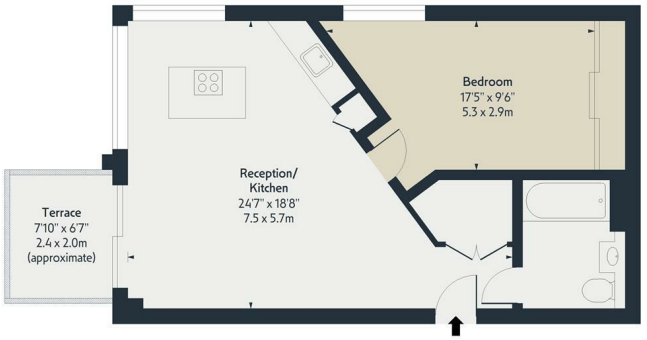
Floorplan

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

Philip Alexander



Second Floor
Floor Area 585 Sq Ft - 54.35 Sq M

RICS Certified Property Measurer

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.

Created for PhilipAlexander by lpaplus.com
Date: 30/12/2025

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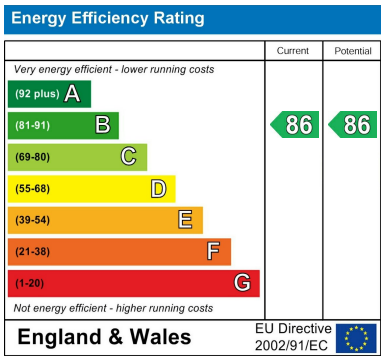
EPC



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.