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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent
Google reviews 2006 to 2016



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Woodberry Down, Finsbury Park N4

£425,000 FOR SALE

Apartment

1 bed 1 bath 1 kitchen



Woodberry Down, Finsbury Park N4 £425,000

Description

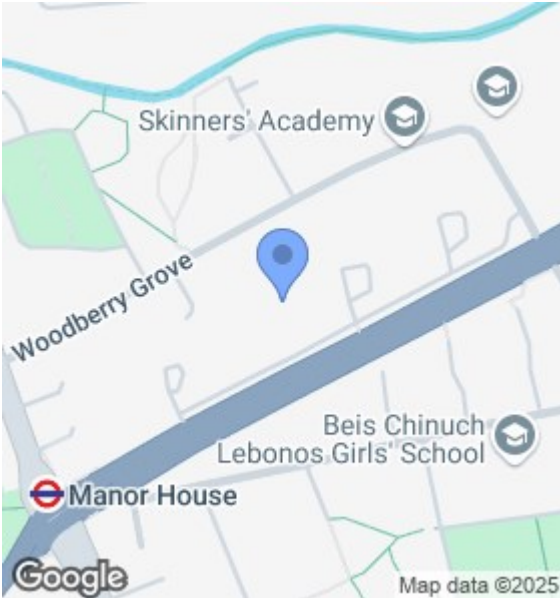
A beautifully appointed one-bedroom apartment located within an exceptional new development in Finsbury Park, N4.

Finished to an impressive high-end specification, this luxurious home features a sleek modern kitchen with integrated Bosch appliances, a stylish bathroom, underfloor heating throughout, and a private balcony perfect for relaxing or entertaining.

Residents benefit from a comprehensive suite of on-site amenities, including a 24-hour concierge, fully equipped gym, swimming pool, and luxury spa facilities. The development is enhanced by beautifully landscaped communal gardens and picturesque views of the adjacent Woodberry Down Reservoirs.

Key Features

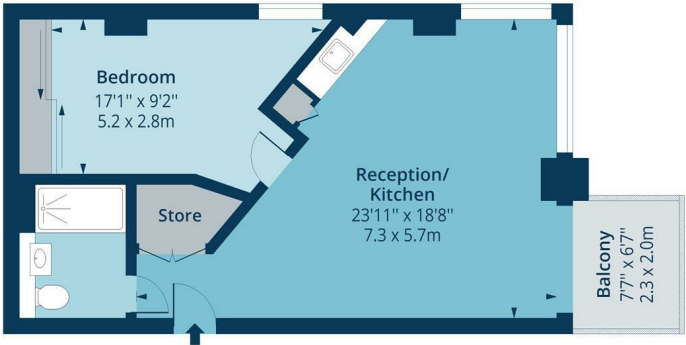
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	0
Council Tax	



Floorplan

Kingly Building, N4

Approx. Gross Internal Area 609 Sq Ft - 56.58 Sq M
Approx. Gross Internal Area 52 Sq Ft - 4.83 Sq M



Second Floor

Floor Area 609 Sq Ft - 56.58 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.

ipaplus.com

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.