

# Your local property experts

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Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

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

Quotes taken from independent  
Google reviews 2006 to 2016

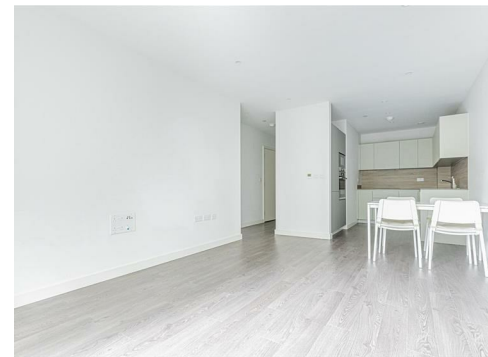


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**Newnton Close, London N4**

**£425,000** FOR SALE

*Not specified*

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# Newnton Close, London N4

£425,000

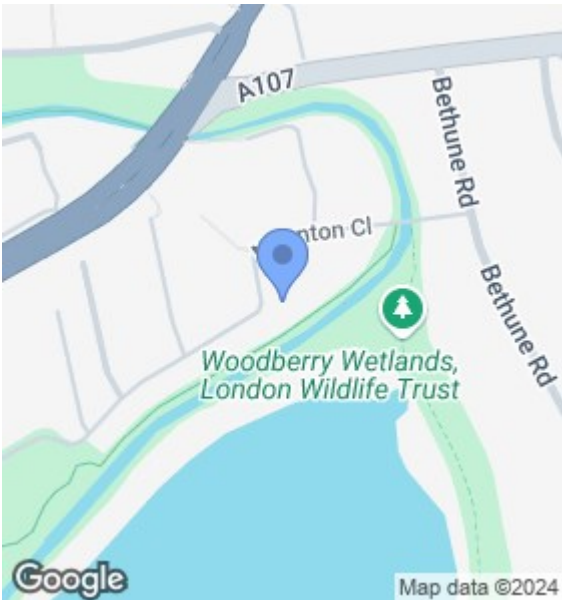
## Description

PhilipAlexander are delighted to present this luxury one bedroom apartment located in Hornsey's prestigious development Woodberry Down, N4. This impressive apartment is situated on the ground floor and boasts a stunning specification including a large PRIVATE TERRACE, an interior designed kitchen and modern bathroom suite.

Woodberry Down is on the banks of the West and East Reservoirs, overlooking more than 42 acres of open water. There are small shops, a gastropub, and cafes on site and a large retail park nearby. Stoke Newington is within a mile offering a large choice of bars and restaurants. There is a trio of beautiful parks too, which include Clissold Park, Finsbury Park and the new Spring Park.

## Key Features

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



## Floorplan

### The Shoreline Building, N4

Approx. Gross Internal Area 579 Sq Ft - 53.79 Sq M  
Approx. Gross Patio Area 181 Sq Ft - 16.81 Sq M



## Ground Floor

Floor Area 579 Sq Ft - 53.79 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.

Date: 23/7/2024

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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.