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straightforward
honest *a breath of*
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friendly *dependable*
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Woodberry Downs, London N4

£390,000 FOR SALE

Apartment - Purpose Built

1 1 1



Woodberry Downs, London N4 £390,000

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. 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.

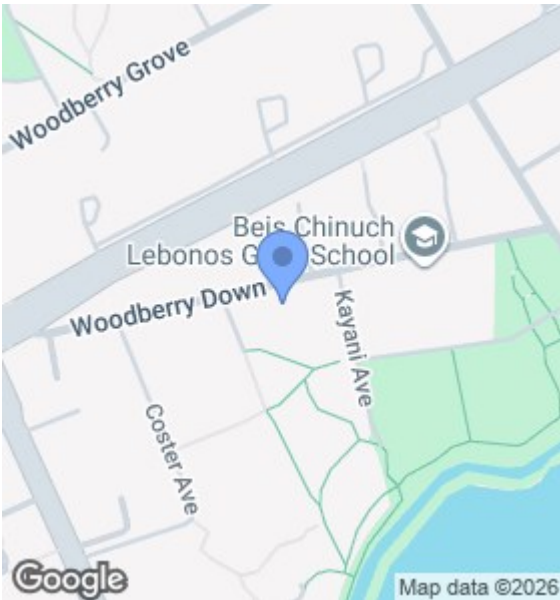
On site features include a 24 hour concierge service, residents gym, swimming pool and luxury spa facilities. The development benefits from being surrounded with stunning communal features such as well maintained gardens and a lake.

Chain-free luxury one-bedroom apartment

Key Features

- 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

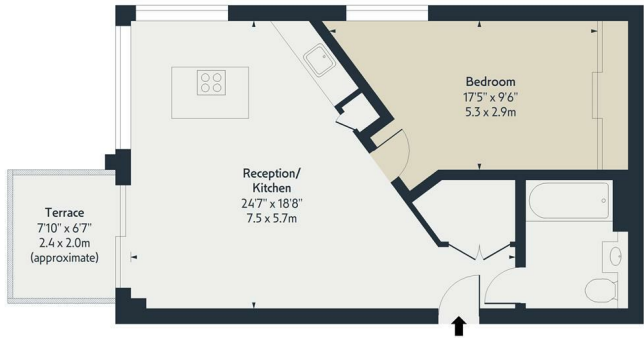
Tenure	Leasehold
Lease Expires	290 Years remaining
Ground Rent	£350.00 per annum
Service Charge	£4,251.74 per annum
Local Authority	Hackney
Council Tax	C



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

Philip
Alexander



Second 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.

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

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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.