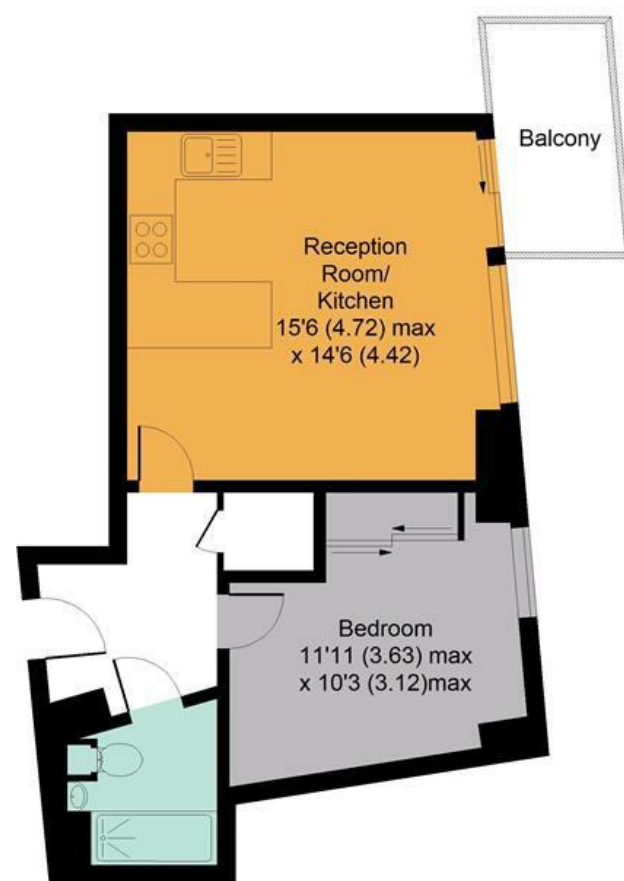




Woodberry Grove, N4

APPROX. GROSS INTERNAL FLOOR AREA (INCLUDING BALCONY) 508 SQ FT / 47.2 SQ M
APPROX. GROSS INTERNAL FLOOR AREA (EXCLUDING BALCONY) 460 SQ FT / 42.7 SQ M



FIFTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

www.londonpropertyassessments.co.uk



DAVIES & DAVIES ESTATE AGENTS

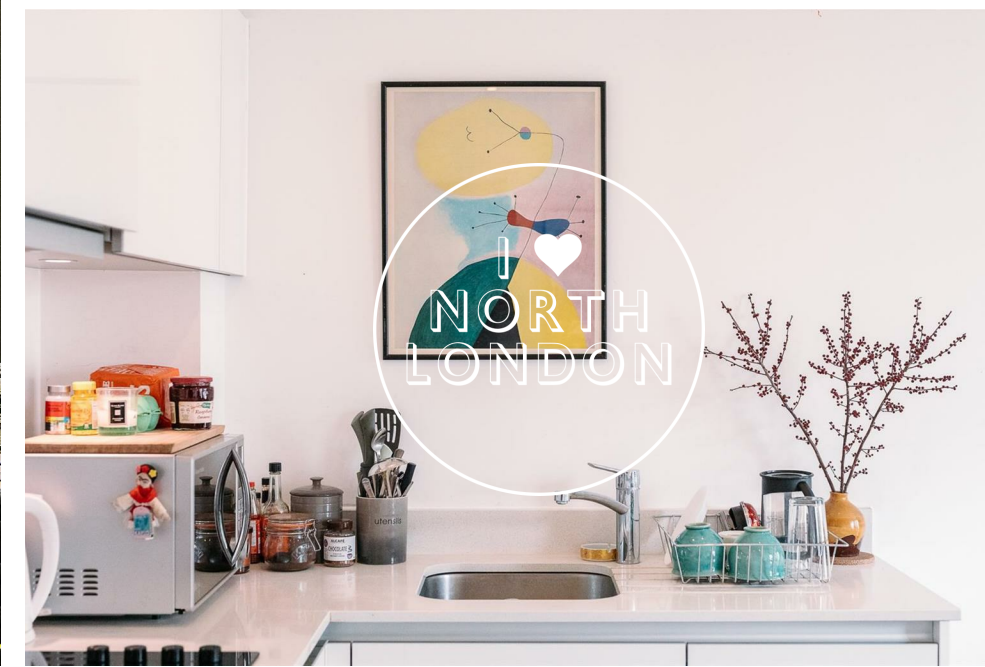
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

WOODBERRY GROVE

1 BEDROOM | 1 BATHROOM | PRIVATE BALCONY



OUR FAVOURITE FEATURES:

> SLEEK MODERN LIVING

> OPEN PLAN

> INBUILT BREAKFAST BAR

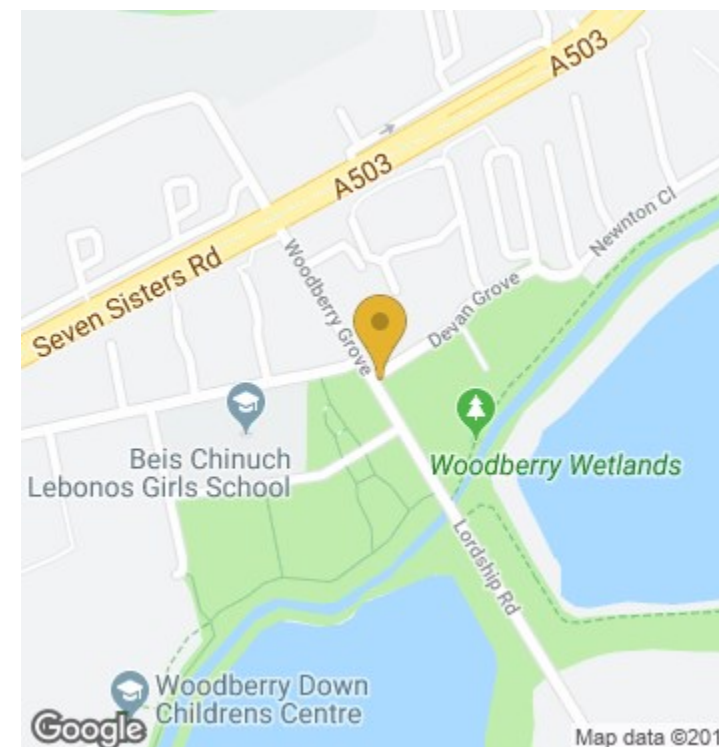
KEY FEATURES

- 1 BEDROOM APARTMENT (5TH FLOOR)
- BALCONY WITH SKYLINE VIEWS
- OFFERED CHAIN FREE
- 24HR CONCIERGE
- UNDERFLOOR HEATING THROUGHOUT
- 0.3 MILES FROM MANOR HOUSE STATION
- PRIVATE PARKING SPACE
- RESIDENCE GYM

YOURS FOR
£425,000

Set within a stylish array of sleek, modernist buildings, this one bedroom apartment exemplifies contemporary London living, complete with a private balcony and swift access to Manor House Station just 0.3 miles away.

Built in 2012, Residence Tower houses a secure underground parking space allocated to the flat and a 24 hour concierge with security service, whilst the local area boasts a handsome array of independent retail, restaurants, and cafes. We'd recommend a visit to Simply Organique for a wide array of organic, fair trade, and gluten free fare and then a trip to Green Flag award winning Finsbury Park, both just 0.3 miles away.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
(39-54) E	(69-80) C
(21-38) F	(81-91) B
(1-20) G	(92 plus) A

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
(39-54) E	(69-80) C
(21-38) F	(81-91) B
(1-20) G	(92 plus) A

EU Directive 2002/91/EC

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

