



A STYLISH TWO BEDROOM, TWO BATHROOM APARTMENT WITH INCREDIBLY BEAUTIFUL VIEWS OVER WESTBURY WETLANDS NATURE RESERVE WITH THE CITY SKYLINE IN THE DISTANCE.

RESIDENCE TOWER, WOODBERRY DOWN, LONDON, N4 2BS

Guide Price £595,000 - Leasehold



Large private balcony • 24hr concierge • Residents gym • Under floor heating • Close to good transport links

Location

The area is becoming increasingly fashionable through a renowned regeneration programme and has excellent transport links nearby at the stations of Manor House, Finsbury Park and Haringey. The trendy cafes and restaurants of Stoke Newington Church Street are within easy reach and the green spaces of Finsbury Park only a walk away.

Description

A spectacular two bedroom, two bathroom (one en-suite) apartment with a large private balcony and outstanding views across Woodbury Wetlands nature reserve to London's iconic City skyline.

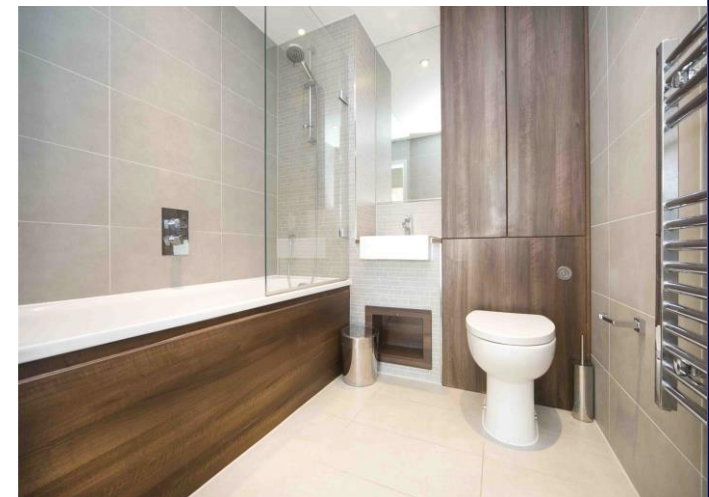
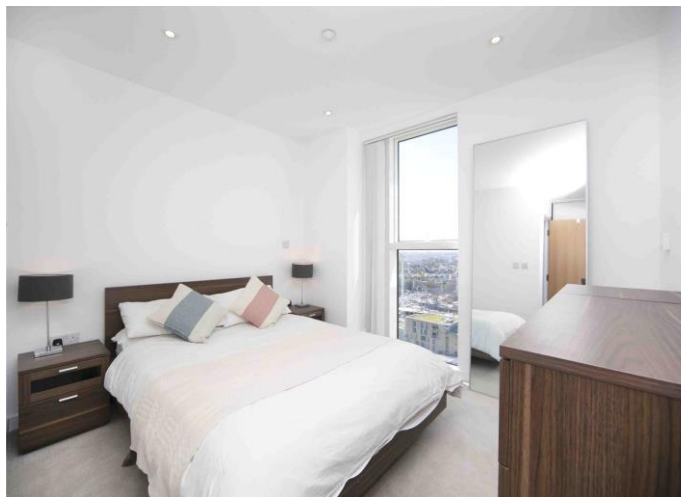
Set on the 18th floor of this stylish development, which has 24hr concierge and gymnasium, the property has underfloor heating, is presented in excellent condition with a spacious open plan kitchen and reception room, ideal for entertaining and which opens directly to the large balcony overlooking the reservoirs.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

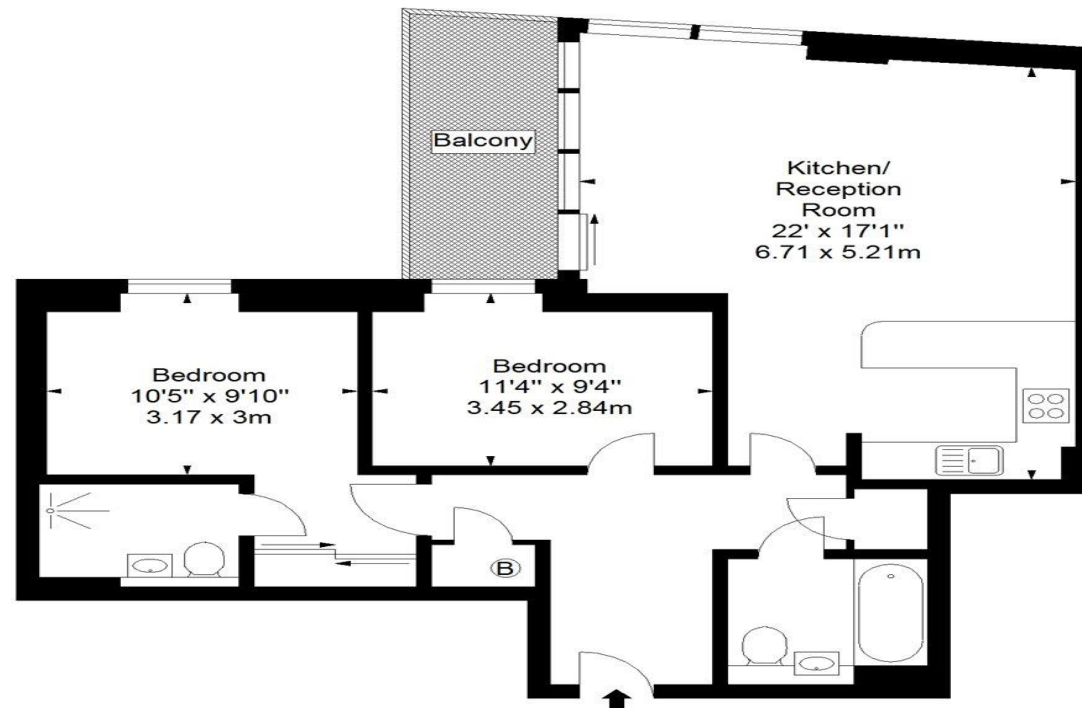
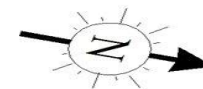
Viewing

Strictly by appointment with Savills.



Residence Tower, Woodbury Down, N4

Approx. Gross Internal Area *
795 Ft² - 73.86 M²



Eighteenth Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale

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Tel 07850 620 122 , 0207 263 2188
www.ipinteriors.co.uk





Islington
David Gwinnutt
david.gwinnutt@savills.com
+44 (0) 207 226 1313

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC