



Residence Tower Woodberry Grove, London N4

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# Residence Tower

## Woodberry Grove

### London N4

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Stunning three bedroom apartment with private balcony and breathtaking views over the reservoirs and London skyline.



#### DESCRIPTION

Set on the twenty third floor of Residence Tower, the tallest building in Berkeley Homes' Woodberry Downs development, this wonderfully stylish property, boasts spacious accommodation throughout, centred around an incredible living room with sweeping views towards Canary Wharf and the City. The generous living room which features a well-equipped kitchen, floor to ceiling windows on two sides, and sliding doors accessing a large balcony. Elsewhere there is a bathroom, and three beautiful double bedrooms, all with built-in wardrobes, one with ensuite shower room. Benefiting from a desirable waterside location, moments from the fantastic green open spaces of Clissold Park and Finsbury Park. There are a number of shops and eateries just a few steps away, with Finsbury Park and Stoke Newington Church Street's eclectic boutiques, restaurants, pubs and coffee bars nearby. There are excellent transport links with numerous bus routes, and trains from nearby Manor House Tube station (Piccadilly), Stoke Newington Overground (Weaver), and Finsbury Park Station (National Rail, Piccadilly & Victoria lines).

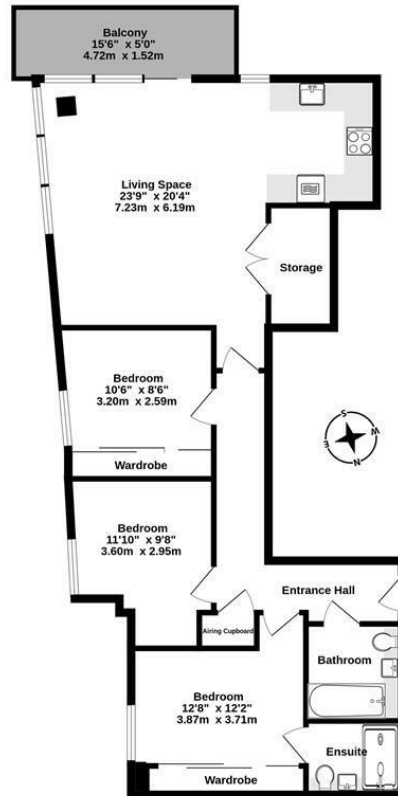
Leasehold

**Asking Price £995,000**





Ground Floor  
916 sq.ft. (85.1 sq.m.) approx.



Residence Tower N4

TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                    | Potential                                                                             |
|---------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                       |
| (92 plus) A                                 |  |                            |                                                                                       |
| (81-91) B                                   |  | 84                         | 84                                                                                    |
| (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<br>2002/91/EC |  |

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