

Woodberry Grove, London, N4

Guide Price: £449,950

Benham & Reeves

Woodberry Grove, London, N4

1 Bedroom 1 Bathroom Leasehold

A luxurious 16th-floor purpose-built apartment with a private balcony located in the award winning Woodbury Down development.

This immaculately presented apartment comprises a spacious reception room with a contemporary open plan kitchen and direct access to a private balcony offering wonderful views, a double bedroom with fitted wardrobes and stylish fully tiled bathroom.

Further benefits include a 24-hour concierge service, residents' gymnasium, bike storage and on-site shopping facilities.

The green open spaces of Finsbury Park and Clissold Park are close by, as are a wide selection of local shops, cafés and restaurants. There are excellent transport links, including Manor House underground station (Piccadilly line) providing an easy commute to the West End and City







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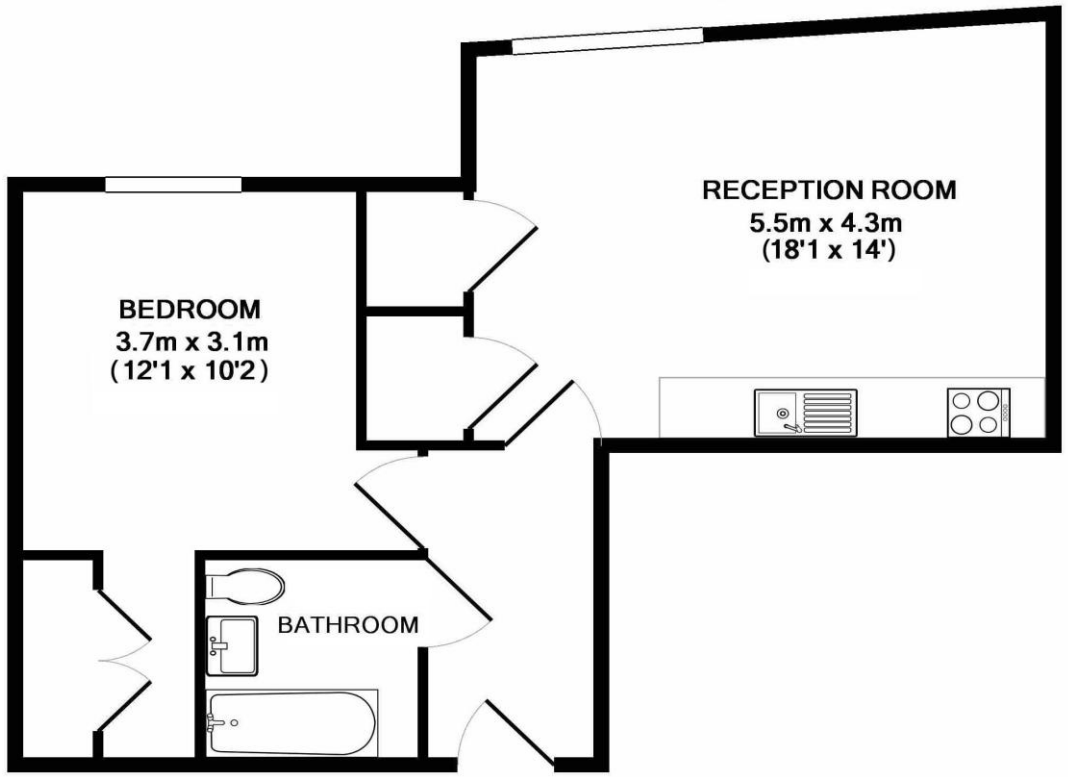

Property Features:

- Double Bedroom
- Bathroom
- Reception Room
- Fully Fitted Open Plan Kitchen
- Private Balcony
- Lift Access
- 24-Hour Concierge Service
- Residents Gymnasium

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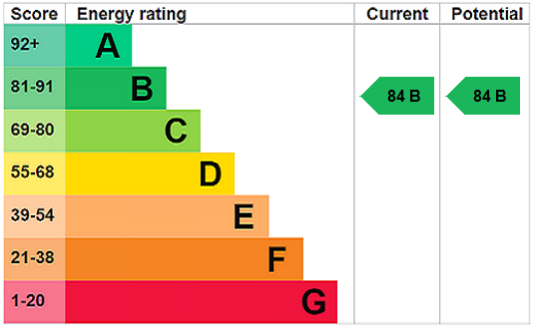
Total Gross Internal Area

51.2 Sq/m - 551 Sq/ft



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£449,950
Tenure:	Leasehold Expires 25/09/3008 Approximately 982 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2026
Service Charge:	£3,272.96 (per annum) to March 2026
Anticipated Rent:	£2,500.00 pcm Approx. 6.7% Yield

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP250174

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W: www.benhams.com

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