



Woodberry Down, Hackney, N4

Asking Price: £680,000

Benham
& Reeves

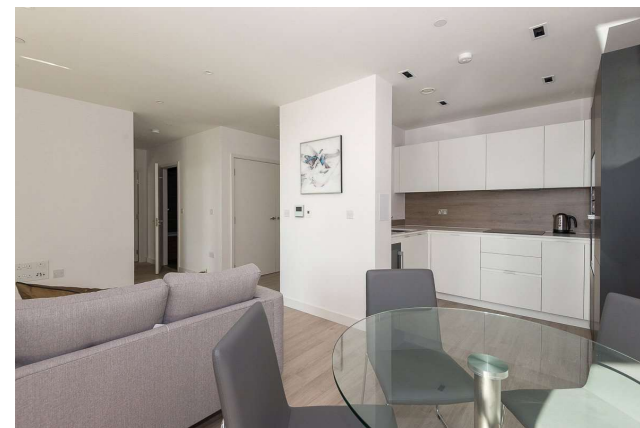
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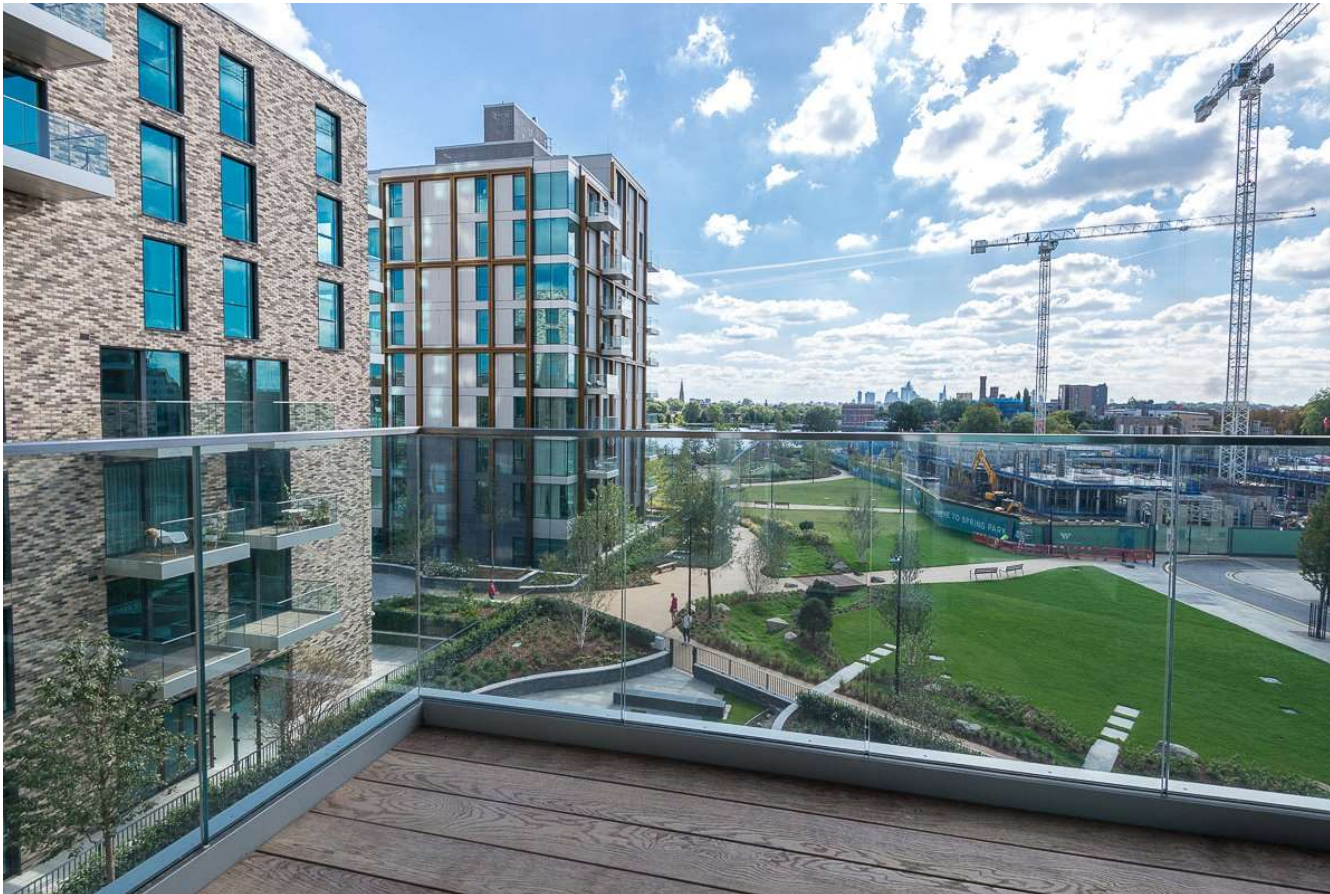
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the 3rd floor of Odell House is this spacious and beautifully presented two bedroom, two bathroom apartment. The apartment spans across a generous 734 square feet (approx.) and comprises of a custom designed kitchen with fitted appliances, open planned kitchen diner which leads out onto the 94 square foot (approx.) south facing balcony, two double bedrooms with bedroom one having the added benefit of a fitted wardrobe and ensuite. Further benefits include a modern three piece family bathroom suite, utility cupboard with ample storage and bike storage in the basement.

Set against the backdrop of the iconic London skyline and the waterside location of the Stoke Newington Reservoirs, including a sailing lake and nature reserve, the homes that make up Woodberry Down are part of a truly exciting transformation. The Park Collection is situated in the surrounds of Spring Park, close to vibrant shops and cafes. An idyllic walk away, through the surrounding parkland, is the waterfront of the sailing reservoir and the Woodberry Wetlands nature reserve.

Woodberry Down provides a unique setting to slow down and appreciate the moment. Residents can enjoy a number of lifestyle benefits, from the calming tranquillity of the pool & luxurious spa, to the dynamic studio space and gym.

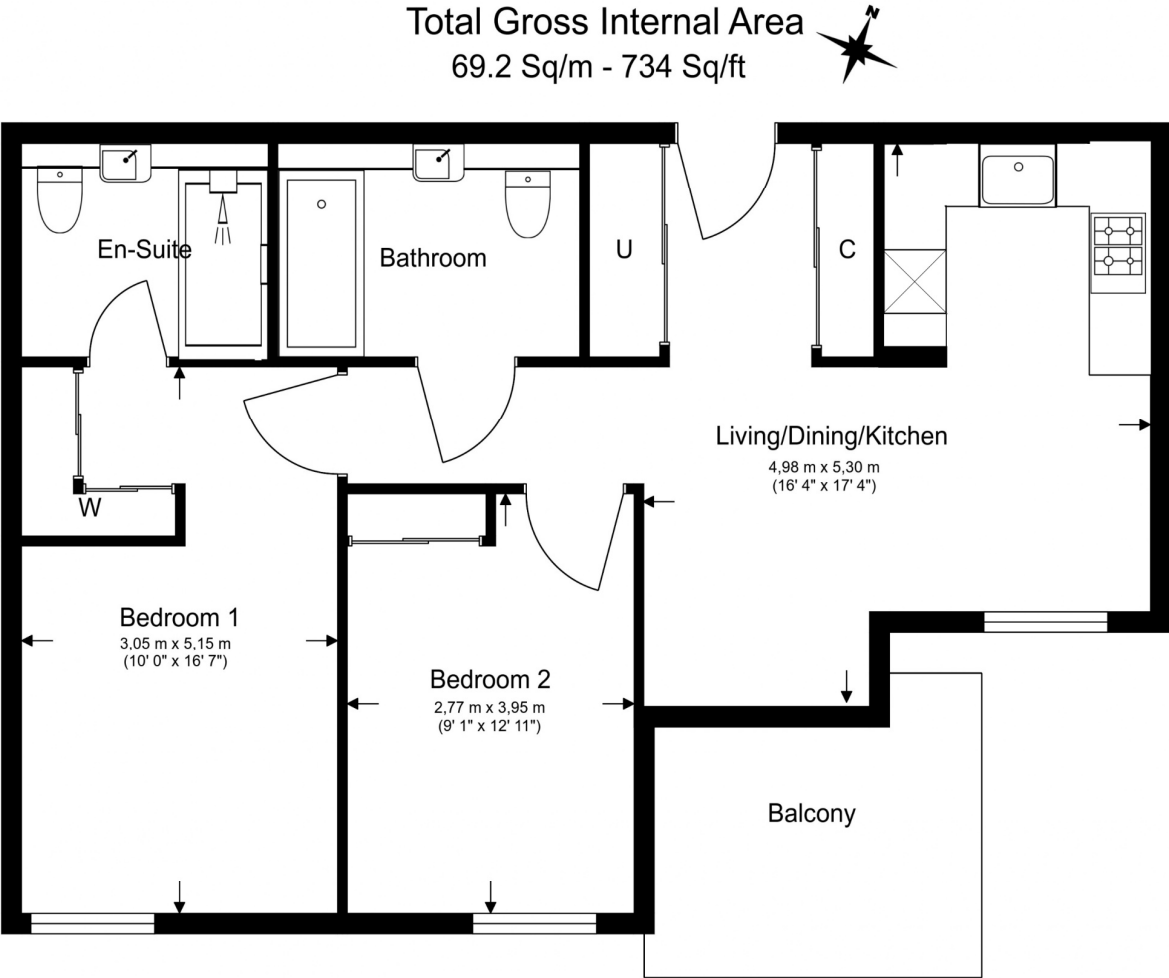




Property Features:

- Two Bedroom Apartment
- Two Bathrooms
- 734 Square Feet (approx.)
- Third Floor
- South Facing
- Concierge Service
- Residents Only Gym, Swimming Pool & Spa
- Manor House Station (Zone 2&3)





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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

Asking Price:	£680,000
Tenure:	Leasehold Expires 27/06/2315 Approximately 291 Years Remaining
Ground Rent:	£400 (per annum) For the year of 2023
Service Charge:	£4,857 approx. (per annum) 01.04.23 - 31.03.24

Viewings:

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

Our reference: BEA230080

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