



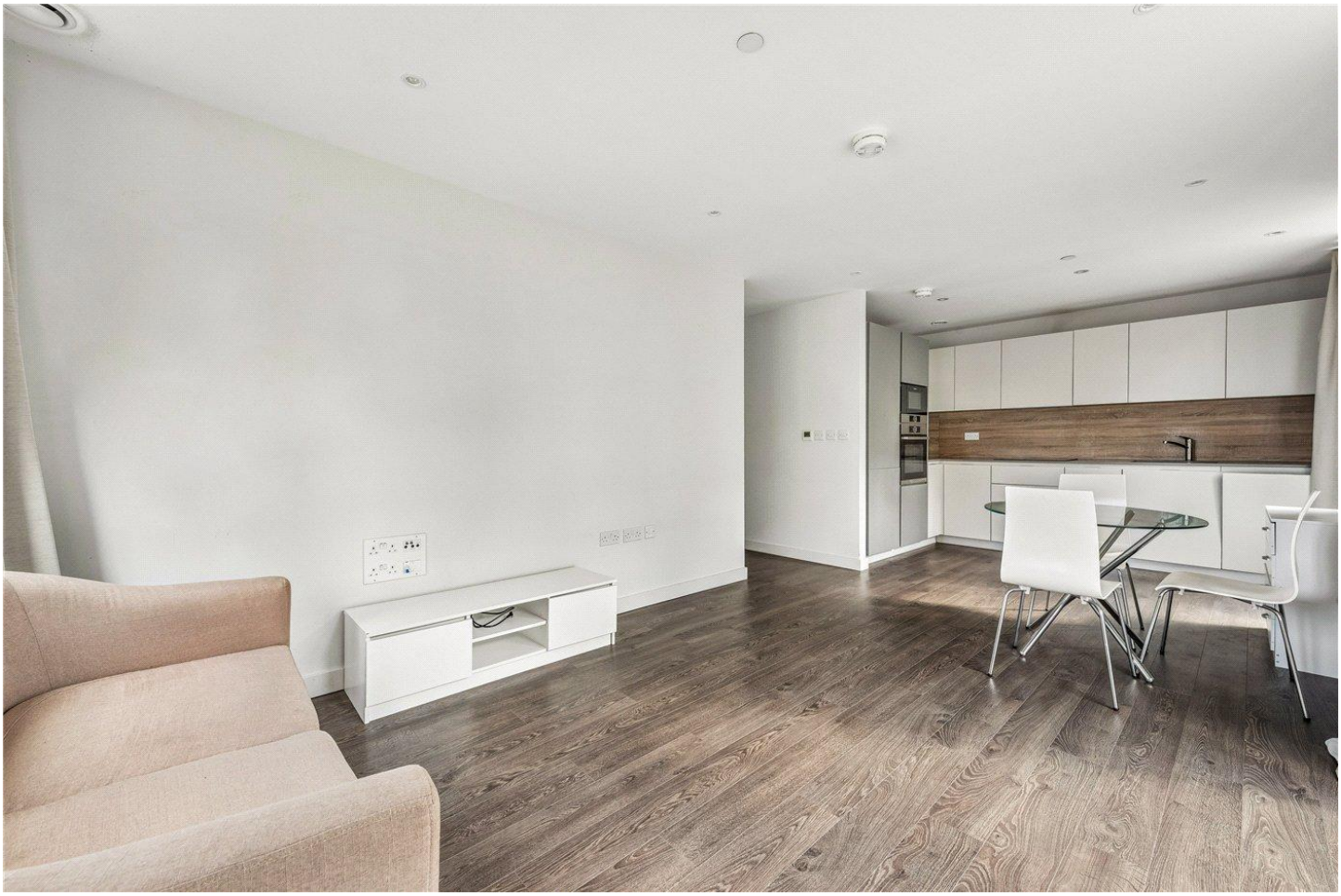


SANDPIPER BUILDING, NEWNTON CLOSE, LONDON, N4

£600,000 LEASEHOLD

SPACIOUS TWO BEDROOM APARTMENT WITH PRIVATE BALCONY AND RESERVOIR VIEWS, N4.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Set within the sought after Woodberry Down development, this spacious two bedroom apartment is situated on the first floor and offers approximately 715 sq. ft of well-planned accommodation. The property also benefits from a private balcony with views towards the reservoir.

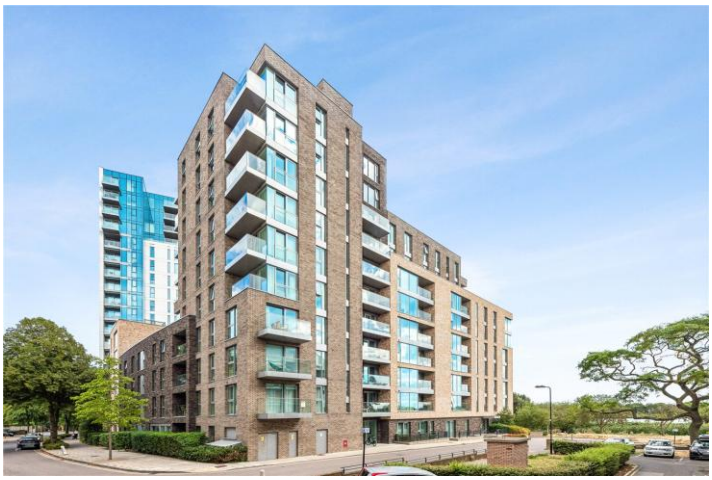
The accommodation comprises a generous open plan reception room and kitchen measuring almost 24ft in length, with modern fitted units, quality worktops and integrated Bosch appliances. There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room, in addition to a separate bathroom. The property also benefits from underfloor heating.

Residents of Woodberry Down have access to a 24 hour concierge service and fully equipped residents' gym, with landscaped communal gardens and waterside walkways surrounding the development.

Manor House Underground Station is within easy walking distance, providing direct access via the Piccadilly Line to Central London and beyond. A range of local shops, cafes and amenities can also be found nearby.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

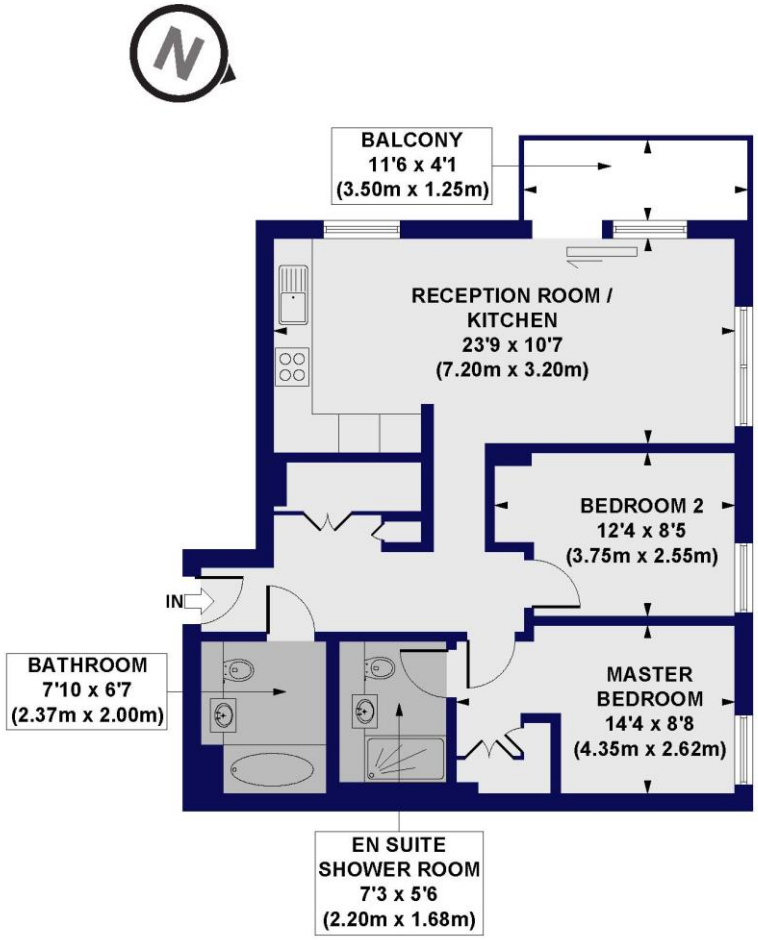






Sandpiper Building, Newnton Close, N4

Approx. Gross Internal Floor Area 715 sq. ft / 66.45 sq. m

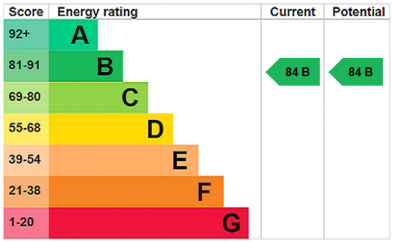


FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/STK260236

Tenure: Leasehold

Term: 288 year and 2 months (Subject to change)

Service Charge: £6247.56 per annum (approx.)

Ground Rent: £ 625.26 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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