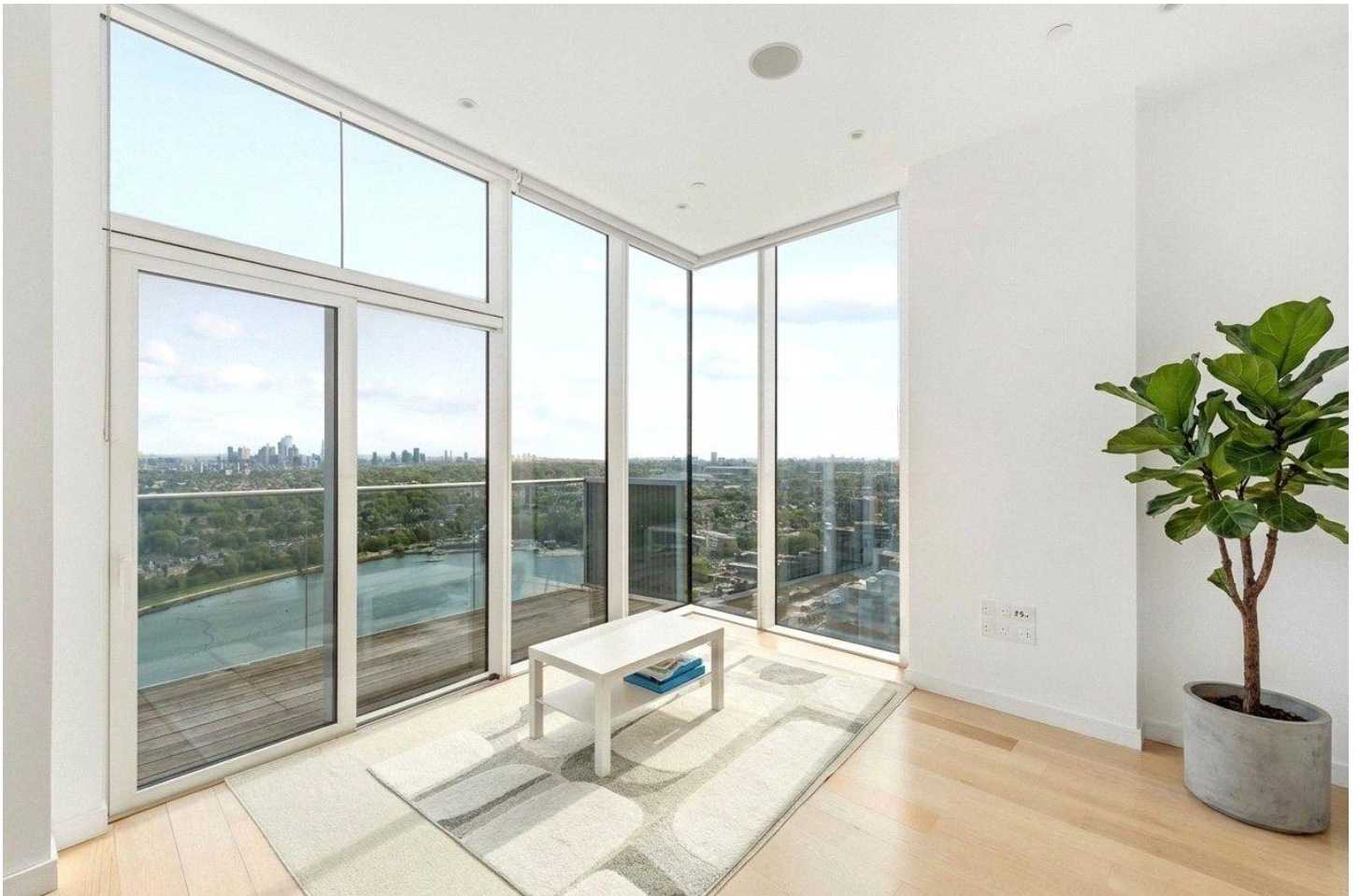




RESIDENCE TOWER, WOODBERRY GROVE, LONDON, N4
£1,175,000 LEASEHOLD

**PENTHOUSE LIVING WITH DOUBLE HEIGHT CEILINGS, A 30 FT
 OPEN PLAN LIVING SPACE, PRIVATE BALCONY AND SWEEPING
 RESERVOIR VIEWS, ALL SET ON THE TWENTY SIXTH FLOOR WITH
 EXCELLENT LINKS INTO CENTRAL LONDON, N4**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Located within the Residence Tower at Woodberry Grove, this penthouse apartment offers a rare opportunity to acquire a home in a well-regarded North London waterside setting. The building sits alongside the East and West Reservoirs with open views and nearby green space.

This three bedroom, two bathroom apartment extends to approximately 1,113 sq ft and is arranged across a practical layout. The main feature is a 30 ft open plan reception and kitchen with double height ceilings and good natural light. The private balcony is accessed from this space and provides views across the reservoirs and towards the city.

The principal bedroom includes an en suite shower room. There are two further bedrooms and a main bathroom, with a clear separation between the living space and sleeping areas.

Positioned on an upper floor, the apartment benefits from privacy and open outlooks.

Woodberry Grove is located next to the Woodberry Wetlands nature reserve and remains well connected to central London.

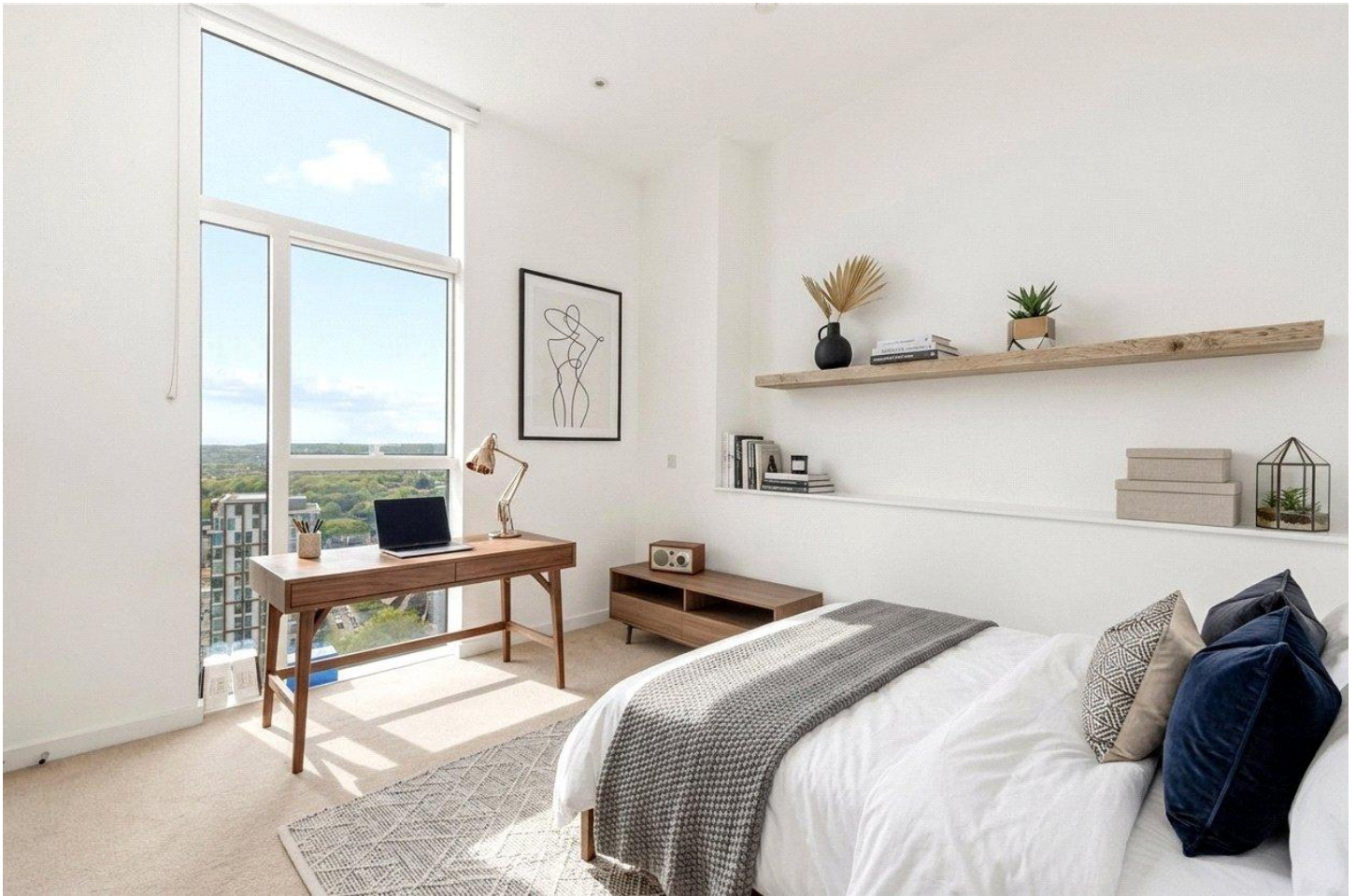
Manor House Underground station provides Piccadilly line services, while Finsbury Park offers National Rail and additional Underground connections.

The area includes a range of local shops, cafes and restaurants, as well as the open space of Finsbury Park.

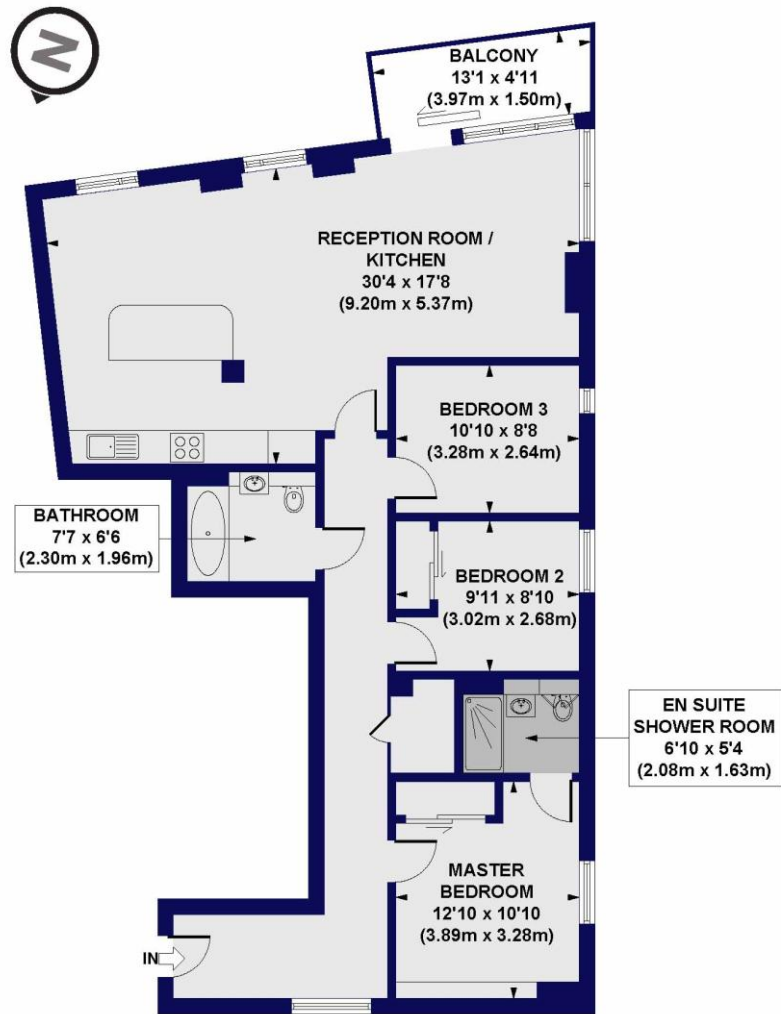
This penthouse is suited to buyers seeking a well-proportioned home with good views and strong transport links.

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.

Photos on this advert may have been dressed with AI. No permanent fixtures have been altered



Residence Tower, Woodberry Grove, N4
Approx. Gross Internal Floor Area 1113 sq. ft / 103.38 sq. m



TWENTY SIXTH 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260105>

Tenure: Leasehold
Term: 985 year and 2 months (Subject to change)
Service Charge: £7000 per annum (approx.)
Ground Rent: £ 175 Annually (Subject to review)
Council Tax Band:

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.