



ASKING PRICE

£540,000

Waterside Apartments,

London, N4 2AJ



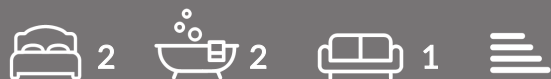
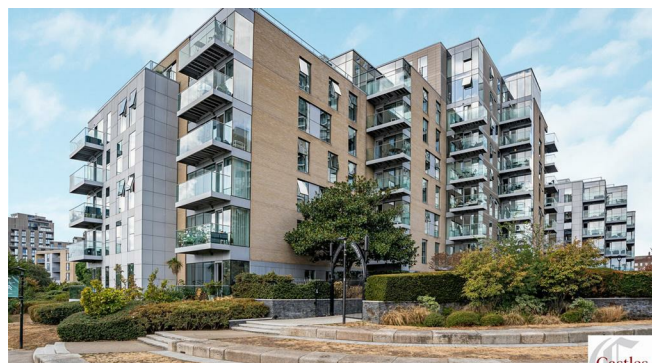
PROPERTY SUMMARY

Castle is delighted to present this modern two-bedroom, two-bathroom apartment on the second floor of the award-winning Waterside development at Woodberry Down. Measuring approximately 703 sq. ft., this stylish home offers contemporary waterside living in one of North London's most desirable locations. The apartment features a spacious reception room with a modern open-plan fitted kitchen, leading onto a private 12ft balcony with partial views across the picturesque Woodberry Wetlands nature reserve.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a further family bathroom. Residents of Waterside enjoy a 24-hour concierge service and beautifully maintained communal gardens, with landscaped pathways, mature trees and manicured lawns leading towards the neighbouring Woodberry Wetlands. The development sits alongside 11 hectares of protected green space, offering a peaceful retreat from city life.

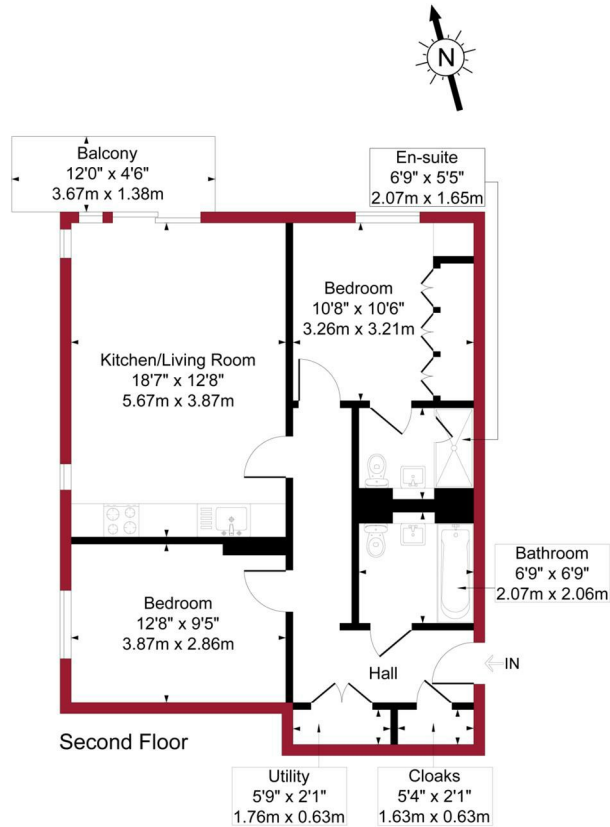
Woodberry Down provides an excellent balance of contemporary urban living and natural surroundings, with a growing selection of shops, cafés, restaurants and amenities at the new town centre. Stoke Newington Church Street and Clissold Park are also close by, offering further leisure and lifestyle options. Transport links are excellent, with Manor House Underground Station just moments away, providing convenient access to central London. Finsbury Park Station offers additional National Rail, Piccadilly and Victoria line services, while numerous bus routes serve the area.

Combining stylish accommodation, private outdoor space, excellent resident facilities and an enviable waterside setting, this superb apartment offers an exceptional opportunity to enjoy modern North London living, with nature on the doorstep and the best of the capital within easy reach. Call now to view to avoid disappointment.





Waterside Apartments, Goodchild Road, London, N4 Approximate Gross Internal Area = 703 sq ft / 65.3 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Transport:

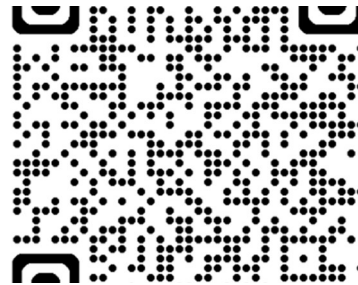
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line.

Shopping And Leisure:

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions:

To the office If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



Apartment

Leasehold Leasehold

Council: Hackney

Council Tax Band: D

Lease Remaining: 987 Years

Service Charge: £3,500.00Per Annum

Ground Rent: £300.00 Per Annum

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(12-14)		
B	(15-17)		
C	(18-20)		
D	(21-23)		
E	(24-26)		
F	(27-29)		
G	(30-35)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			