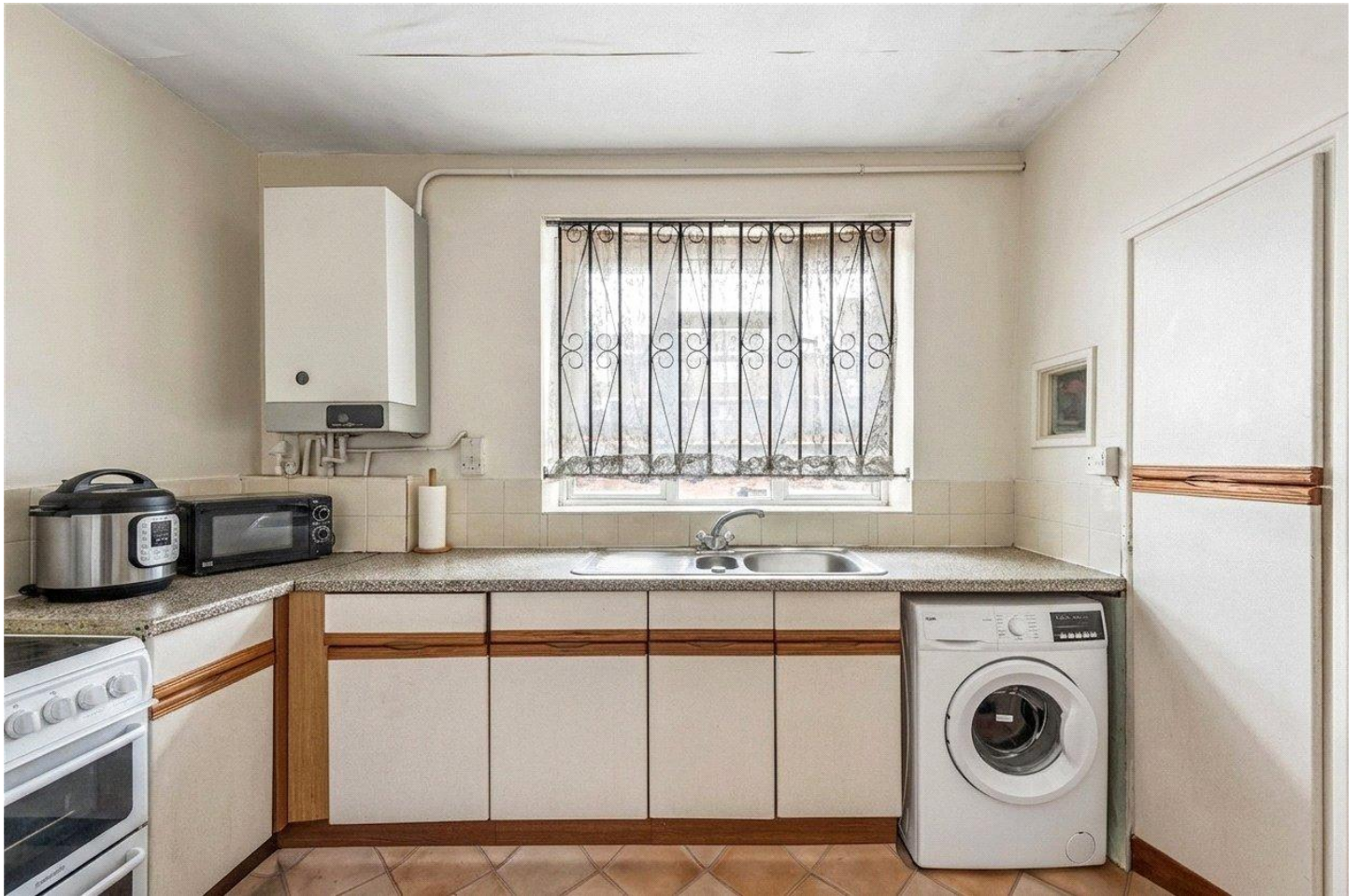




WINDSOR HOUSE, PORTLAND RISE, LONDON, N4
£400,000 LEASEHOLD

**A BRIGHT AND SPACIOUS TWO BEDROOM
APARTMENT WITH PRIVATE BALCONY MOMENTS
FROM THE PICADILLY LINE, N4.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A spacious two double bedroom purpose built apartment set on the third floor of this well maintained development in the heart of Finsbury Park.

Extending to approximately 684 sq. ft. the property offers bright and well balanced accommodation throughout making it an excellent first time purchase, investment or home for those looking to add their own stamp.

The accommodation comprises a generous reception room with direct access to a private balcony overlooking the communal grounds, a separate fitted kitchen, two well-proportioned double bedrooms, a family bathroom and a separate WC. The flat enjoys an excellent layout with ample storage and offers fantastic potential to modernise if desired.

Windsor House is set within the popular Portland Rise development, a well-established residential location known for its strong sense of community and abundance of green open spaces. Residents are within easy reach of Finsbury Park, Clissold Park and the Woodberry Wetlands, while the cafés, restaurants and independent shops of Green Lanes and Stroud Green Road are all close by.

Transport links are excellent with Manor House Underground Station (Piccadilly Line) and Finsbury Park Station (Victoria Line, Piccadilly Line, National Rail and Thameslink services) all within easy walking distance, providing swift access into the City, King's Cross, the West End and beyond. Numerous bus routes also serve the area.

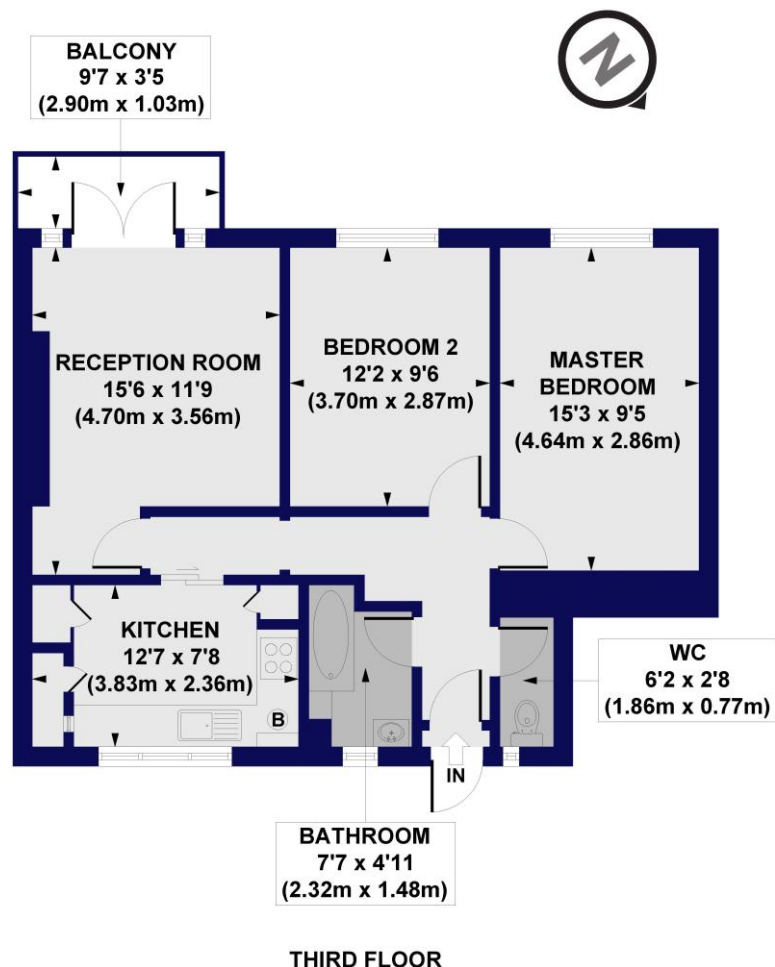
Winkworth have recently sold a couple of two-bedroom apartments directly opposite within the same development, demonstrating the continued demand for homes in this sought after location.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material are approximate figures provided by the client at the time of instruction. These may be subject to change and all interested parties should rely on their own enquiries through their solicitor.

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



Windsor House, Portland Rise, N4
Approx. Gross Internal Floor Area 684 sq. ft / 63.50 sq. m



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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C

81 B



<https://www.winkworth.co.uk/sale/property/HIH260156>

Tenure: Leasehold

Term: 85 year and 2 months (Subject to change)

Service Charge: £2745.77 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: B

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.