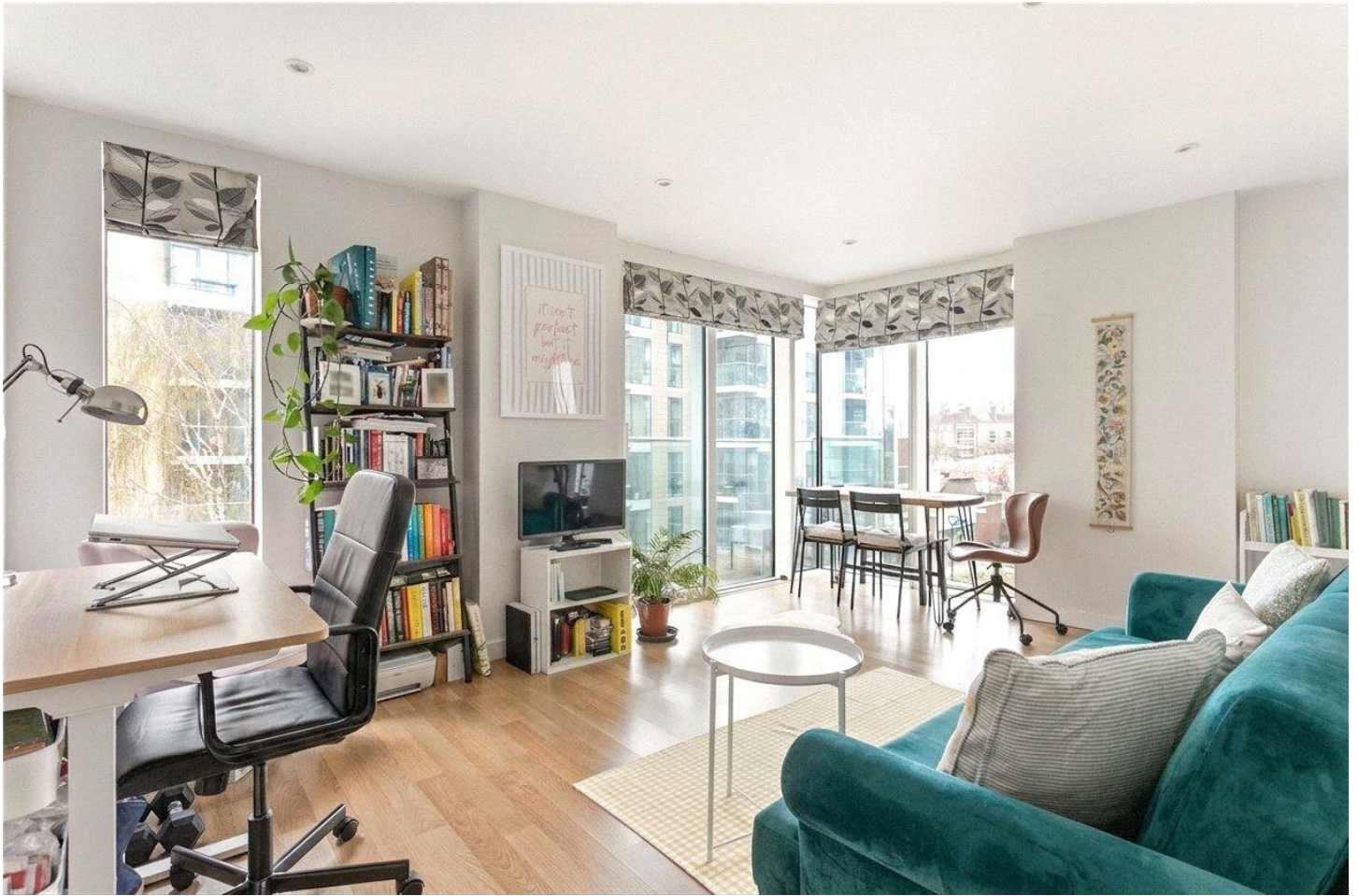




**RIVERSIDE APARTMENTS, GOODCHILD ROAD, LONDON, N4
£410,000 LEASEHOLD**

**A STYLISH THIRD-FLOOR ONE-BEDROOM APARTMENT
WITH A PRIVATE BALCONY, BIKE STORAGE, AND 24-HOUR
CONCIERGE IN THE AWARD-WINNING WOODBERRY
DOWN DEVELOPMENT. N16**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

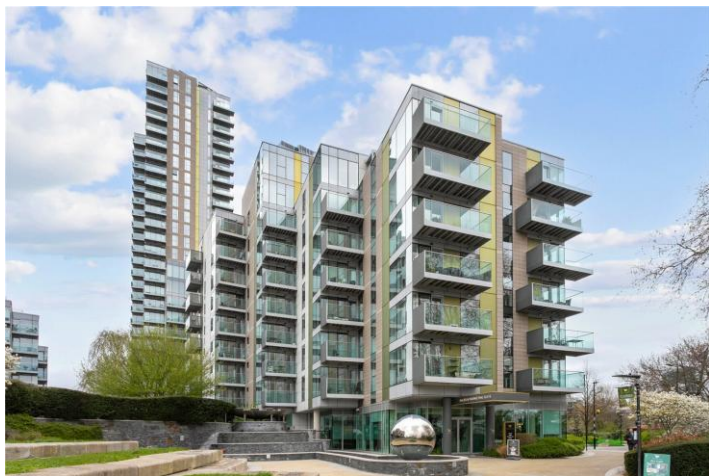
A beautifully presented third-floor one-bedroom apartment, set within the highly sought-after and award-winning Woodberry Down development. Boasting a private south-west facing balcony with stunning views over the West Reservoir towards the City skyline, this stylish home also benefits from 24-hour concierge service and secure cycle storage.

The apartment offers underfloor heating throughout and comprises a spacious double bedroom with built-in wardrobe and floor-to-ceiling windows, a contemporary luxury bathroom, and a generous utility cupboard. The bright and airy reception room features impressive dual-aspect windows, creating an ideal space for both relaxing and dining. A separate, high-specification kitchen is fitted with sleek units and integrated appliances.

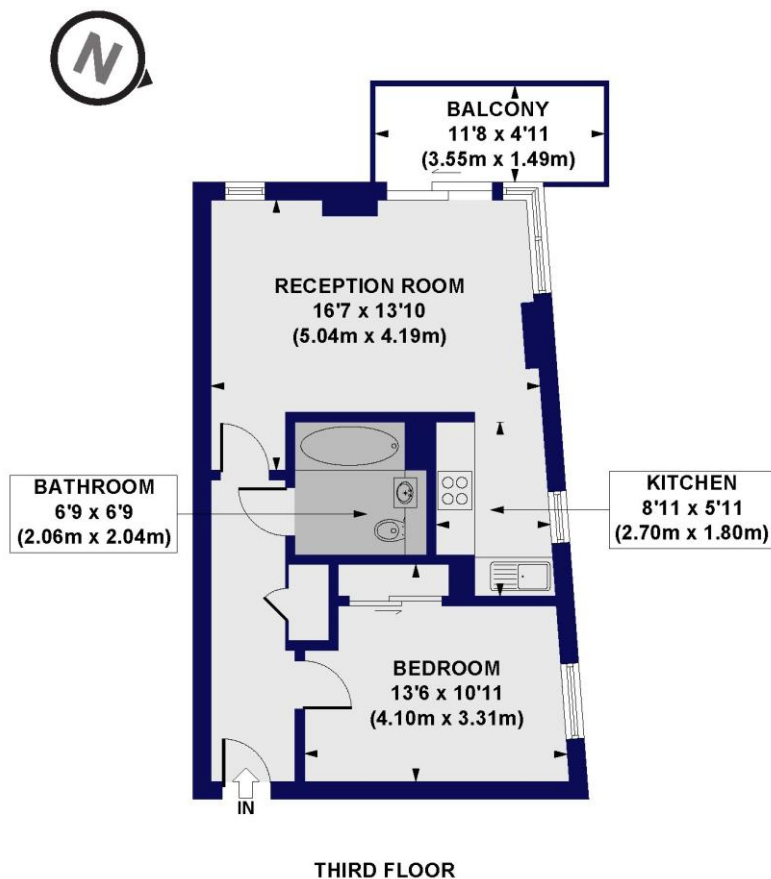
Ideally located just a 0.3 miles from Manor House Underground Station (Piccadilly Line), providing excellent connections into Central London and the City. Residents enjoy access to a vibrant waterside community surrounded by landscaped gardens, with local amenities including cafés, shops, and leisure facilities nearby.

The development is set between the East and West Reservoirs, offering scenic walking routes, watersports, and access to Woodberry Wetlands Nature Reserve. Clissold Park, Finsbury Park, and the amenities of Stoke Newington Church Street are all within easy reach.

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.



Riverside Apartments, Goodchild Road, N4
Approx. Gross Internal Floor Area 506 sq. ft / 47.01 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	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/STK260070>

Tenure: Leasehold

Term: 982 year and 8 months (Subject to change)

Service Charge: £3408.1 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

Council Tax Band: C

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.