





SANDPIPER BUILDING, NEWNTON CLOSE, LONDON, N4

£850,000 LEASEHOLD

THREE BEDROOM TWO BATHROOM APARTMENT WITH PANORAMIC RESERVOIR VIEWS AND PRIVATE BALCONY, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A three bedroom, two bathroom apartment within the popular Woodberry Down development in N4, offering panoramic views across the reservoirs, a private balcony and access to a range of residents' facilities including a 24 hour concierge, gym and swimming pool.

The property features an open plan kitchen and reception room with floor to ceiling windows, allowing plenty of natural light and providing direct access to the private balcony. The contemporary kitchen is fitted with integrated appliances and offers ample storage and worktop space.

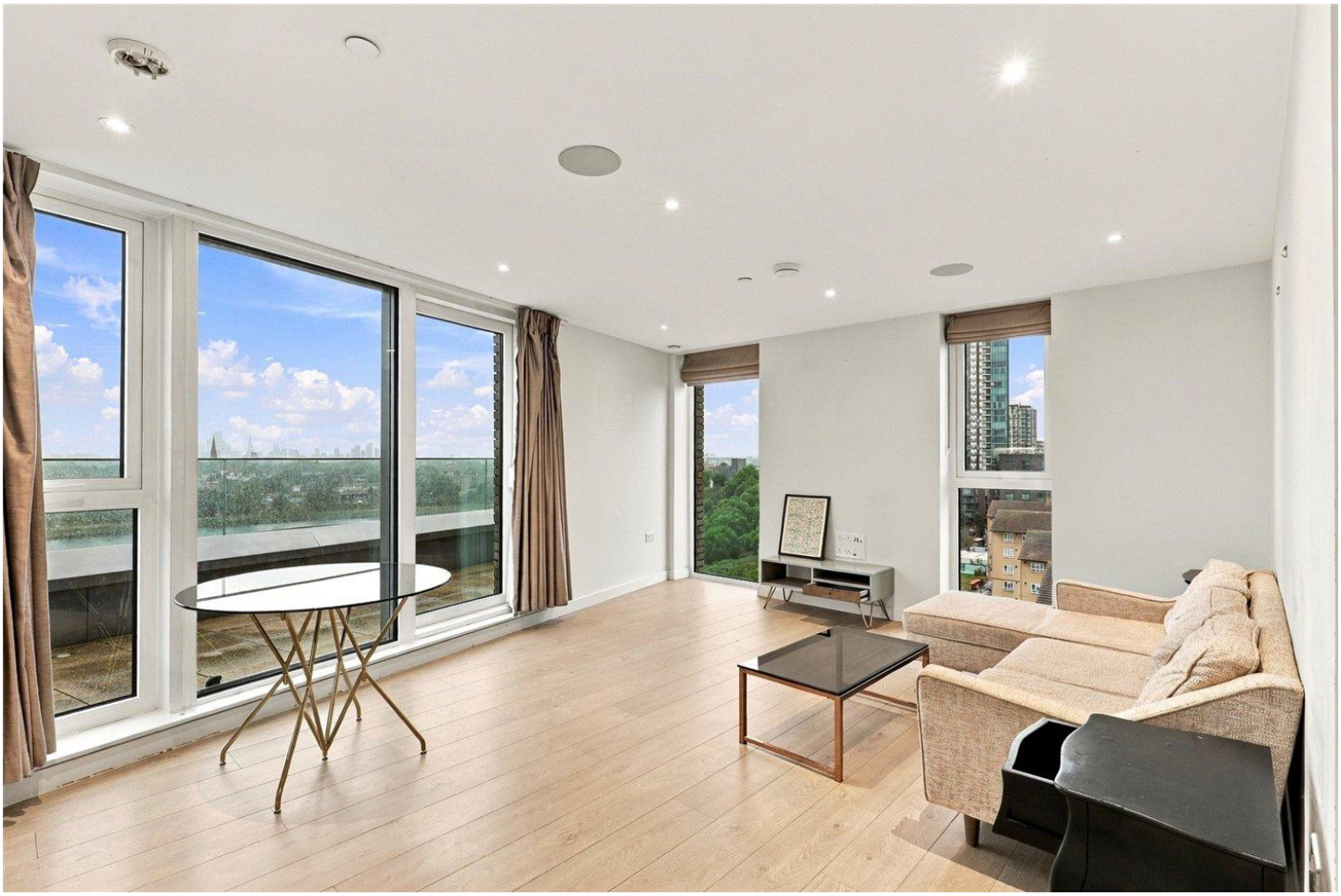
There are three well-proportioned bedrooms and two modern bathrooms, making the apartment suitable for families, professional sharers or buyers seeking additional space to work from home.

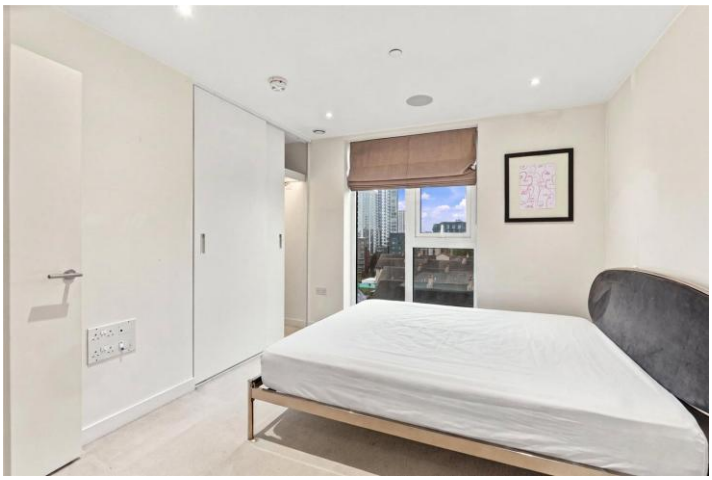
Woodberry Down is ideally positioned beside the reservoirs and Woodberry Wetlands, with attractive walking routes and green spaces nearby. Manor House Underground station is within easy reach, providing Piccadilly line services into central London, while Finsbury Park offers further Underground and National Rail connections.

The shops, cafes and restaurants of Stoke Newington and Finsbury Park are also accessible, providing a good choice of local amenities.

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







Newnton Close

Total area: approx. 849.5 sq. feet (78.9 sq. metres)

8th Floor

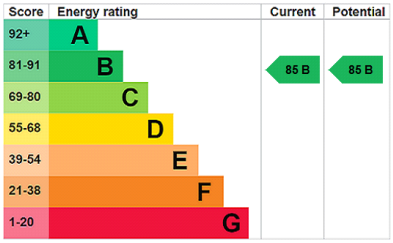
Approx. 849.5 sq. feet (78.9 sq. metres)
(excluding Balcony)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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/STK260279

Tenure: Leasehold

Term: 289 year and 0 months (Subject to change)

Service Charge: £6657 per annum (approx.)

Ground Rent: £ 703.41 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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