



SANDPIPER BUILDING, NEWNTON CLOSE, LONDON, N4
£825,000 LEASEHOLD

**A SPACIOUS THREE BEDROOM, TWO BATHROOM
 APARTMENT WITH RESERVOIR VIEWS, JUST 0.5 MILES TO
 MANOR HOUSE (PICCADILLY LINE), N4.**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

A spacious three-bedroom apartment positioned on the sixth floor of the Sandpiper Building on Newton Close. Extending to approximately 937 sq. ft the property offers generous living space with excellent natural light and impressive views.

The accommodation comprises a large open plan reception room and kitchen with direct access to the private balcony. The principal bedroom benefits from a modern en suite shower room while there are two further double bedrooms and a separate family bathroom.

The apartment is finished in a contemporary style throughout with wooden flooring to the main living areas and a modern fitted kitchen with integrated appliances.

The private balcony provides a further outdoor space and the elevated position gives the property far reaching views across the surrounding area.

Newton Close is situated within close proximity to the local pubs, restaurants and boutique shops of vibrant Stoke Newington Church Street and the excellent leisure facilities of the Castle Climbing Centre and sailing club at the reservoir. Near transport links include Manor House Tube and Finsbury Park station with its underground (Piccadilly and Victoria lines) and National Railway providing easy access to the City and the West End. The property is also well located for access to the open spaces of Finsbury Park, Clissold Park and the Woodberry Wetlands nature and wildlife reserve.

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.

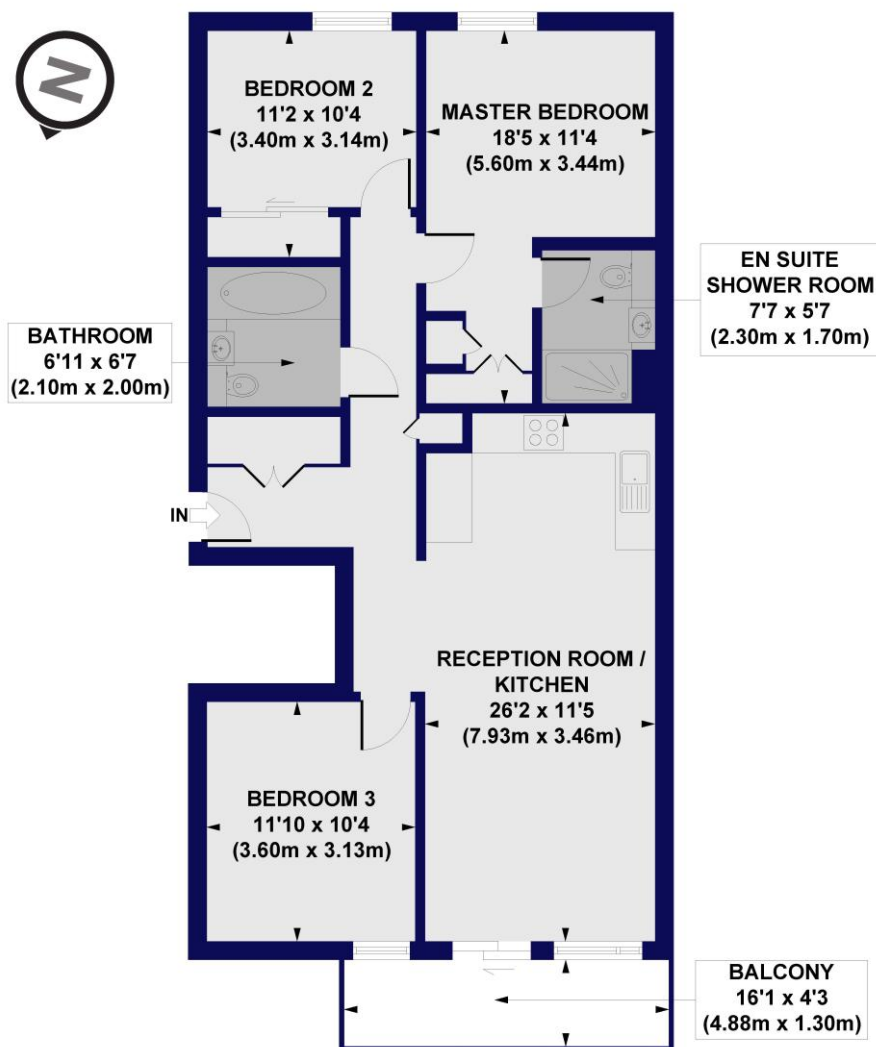
Photos on this advert may have been dressed with AI. No permanent fixtures have been altered

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Sandpiper Building, Newnton Close, N4
Approx. Gross Internal Floor Area 937 sq. ft / 87.04 sq. m



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.

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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	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH260289>

Tenure: Leasehold

Term: 288 year and 1 months (Subject to change)

Service Charge: £7984.88 per annum (approx.)

Ground Rent: £ 703.42 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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