



ST. ANN'S ROAD, N15  
**£555,000 LEASEHOLD**

**A two-bedroom apartment with clean, modern interiors, a private balcony, and east facing park views.**

**New Homes** | 020 7385 0202 | [newhomes@winkworth.co.uk](mailto:newhomes@winkworth.co.uk)





## DESCRIPTION:

Where green views meet city living. Welcome to Apartment 59

Looking for a bit of calm in the city? Apartment 59 is a well-designed two bedroom flat on the third floor of Foxtail House, offering 828 square feet of smart, stylish living and peaceful east facing views over the park.

Inside, the open plan living space is full of natural light and opens onto a private balcony. Ideal for a quiet morning coffee or a glass of wine in the evening. The kitchen is fitted with sleek handleless units in a matte finish, soft close drawers, and a Caesarstone worktop with matching splashback. Integrated appliances include an induction hob, oven, microwave and dishwasher,

with a freestanding washer dryer neatly tucked away in the hallway utility cupboard.

There are two good sized bedrooms, both with large windows. The principal bedroom includes a built in mirrored wardrobe, while the bathroom features matt black fittings, elegant tiling and a framed mirror. All adding up to a clean, contemporary finish.

Residents have access to landscaped communal gardens, a concierge service, secure cycle storage, and a proposed on-site nursery and co working space.

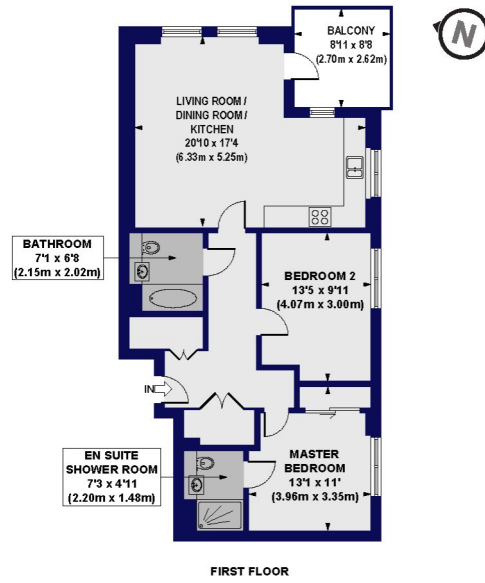
North Gate Park combines modern design with plenty of green space, right in the heart of North London. With Seven Sisters and Harringay stations just minutes away, the rest of the city is within easy reach.

Interested? Get in touch. We would love to show you around.





Northgate Park Development, St. Anns Road, N15  
 Approx. Gross Internal Floor Area 828 sq. ft / 76.81 sq. m



All measurements of walls, doors, windows, fittings and appliances, including the size of the doors, are shown in brackets and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any measurements shown in brackets should be taken as approximate and are for illustration purposes only and should be verified by the prospective purchaser.

**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.

**Tenure:** Leasehold

**Term:** 990 year and 0 months

**Service Charge:** £2505 per annum

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.