



**MULBERRY APARTMENTS, COSTER AVENUE, LONDON, N4  
£600,000 LEASEHOLD**

**A BRIGHT, TWO DOUBLE BEDROOM PENTHOUSE  
APARTMENT WITH LARGE PRIVATE BALCONY IN  
WOODBERRY DOWN, N4**

**Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)**



## DESCRIPTION:

A spacious, two double bedroom apartment set on the top floor of this popular block in Woodberry Down, offering gorgeous reservoir views, N4.

Standing close to 800 sq. ft, the property offers a wealth of internal space and a south west facing orientation, bringing in an abundance of natural light. Accommodation comprises a wonderfully bright, open plan living room/kitchen with beautiful, floor to ceiling doors, letting an abundance of natural light pour through.

Both bedrooms are good sized doubles, again with south facing windows. The property is completed with a modern bathroom and plenty of storage throughout.

Coster Avenue 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.\*



**Mulberry Apartments, Coster Avenue, N4**  
**Approx. Gross Internal Floor Area 760 sq. ft / 70.62 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	68 D	68 D
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250565>

**Tenure:** Leasehold

**Term:** 114 year and 0 months

**Service Charge:** £3667.08 per annum

**Ground Rent:** £ 370 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were