

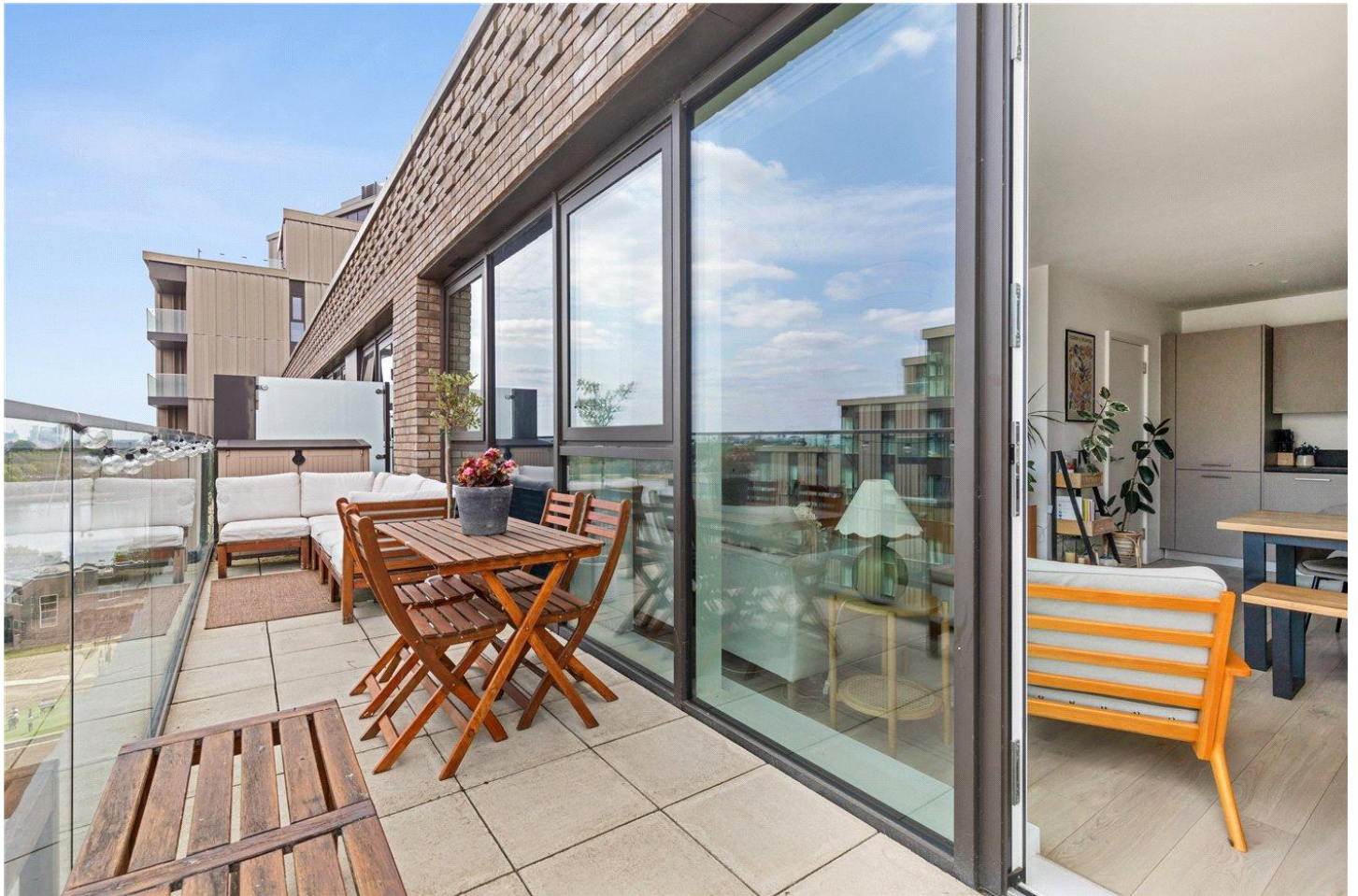


HARTINGTONS COURT, COSTER AVENUE, LONDON, N4  
**£499,950 LEASEHOLD**

**A BRIGHT AND SPACIOUS 1 BEDROOM PROPERTY  
ON THE TOP FLOOR OF HARTINGTONS COURT,  
PART OF THE SOUGHT AFTER WOODBERRY**

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





#### **DESCRIPTION:**

A bright and spacious 1 bedroom property on the top floor of Hartingtons Court, part of the sought after Woodberry Down development ideally located 0.1 mile from Manor House tube station.

The property comprises an open plan living area with floor to ceiling windows allowing lots of natural light. There is a modern fitted kitchen with built in appliances. The bedroom is a spacious double room, also with floor to ceiling windows. The larger than average balcony can be accessed from the living room. There is also a utility cupboard for the washer/dryer that offers further storage. Further benefits of the property include a panoramic view of the beautiful West Reservoir, a large communal entrance foyer on the ground floor and access to a shared courtyard.

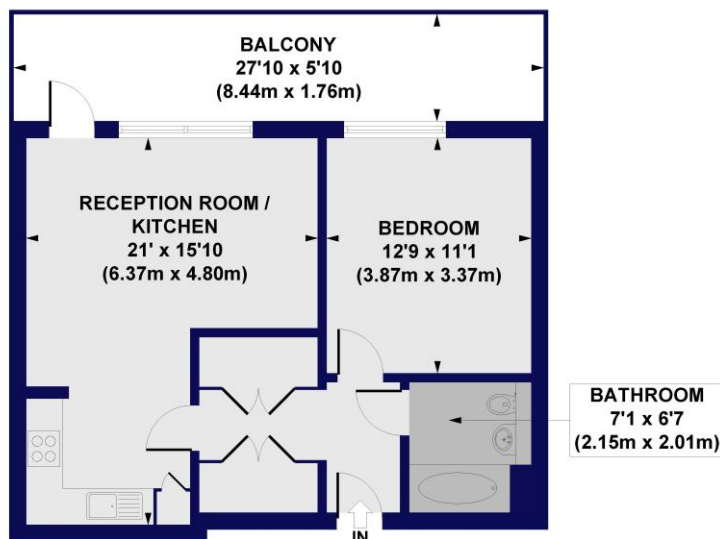
Hartingtons Court is ideally located, with easy access to local amenities, green spaces, and transport links. Whether you're a first-time buyer or investor, this apartment presents an excellent opportunity within this vibrant London neighbourhood.

\*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.\*





**Hartingtons Court, Coster Avenue, N4**  
Approx. Gross Internal Floor Area 558 sq. ft / 51.87 sq. m



SEVENTH 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.

**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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS251951>

**Tenure:** Leasehold

**Term:** 117 year and 0 months

**Service Charge:** £3245.38 per annum

**Ground Rent:** £ 366.96 Annually (subject to increase)

**Council Tax Band:** C

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