



Hawker House, Finsbury Park

£2,200



Experience luxury living at the brand-new Hawker House; Woodberry Down's newest addition in Finsbury Park, N4.



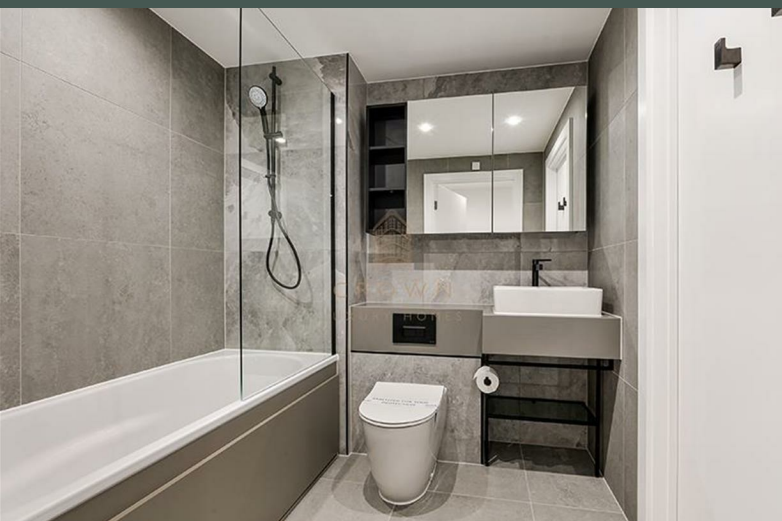
CROWN
LUXURY HOMES

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- Private Terrace
 - Brand New
- Close to the Local Reservoir
 - Concierge
- Integrated Appliances

- December Move Date
- Furnished/Unfurnished
- Great Transport Links
- Close to Manor House Underground Station
- Integrated Wardrobes



The Property

Located in Finsbury Park, this apartment offers great transport links around London and beyond.

This beautiful one-bedroom apartment is located on the 1st floor, featuring a charismatic, private terrace.

The living area is warm and inviting with natural light and access to the private terrace. The private terrace itself is spacious and offers lovely views of the communal gardens; absolutely perfect for a morning coffee or an evening beverage.

The kitchen is lush, featuring the black colour tones, it makes the kitchen feel homely. With integrated Miele appliances, this kitchen is great for any cooking level.

The bedroom is spacious and has a large window which overlooks the terrace. Integrated wardrobes offer lots of storage for all of your clothes and belongings.

The bathroom feels luxurious with those colour tones and blends. Featuring a bath tub and a shower, the bathroom offers the best of both.

Woodberry Down Development

Nestled in the vibrant Woodberry Down area, this apartment offers excellent transport links, with Manor House Underground Station just a short walk away, providing quick access to the City and West End. The surrounding area is rich in green spaces, including the nearby Woodberry Wetlands and Finsbury Park, offering residents a perfect balance of city living and nature.

Woodberry Down is well-connected with excellent transport links, offering easy access to central London and surrounding areas. The development is just a short walk from Manor House Underground Station, served by the Piccadilly Line, providing quick connections to King's Cross, the West End, and Heathrow Airport. Finsbury Park Station is also nearby, offering additional Underground, National Rail, and Overground services. Numerous bus routes serve the area, ensuring convenient travel by public transport. The development also benefits from easy access to major roadways, including the A503, connecting to key motorways.

There is a temporary concierge at the moment that is nearby.

A residents' Business Lounge and a Cinema Room will open in Summer 2025 (subject to change).

Additional Information

Furnished/Unfurnished basis (landlord is flexible).

Local Council: Hackney
Council Tax Band: C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

